

BOARD OF BUILDING CODE STANDARDS AND APPEALS MINUTES

November 3, 2014

Members: Francisco Banuelos, Randy Coonrod, Daryl Crotts, Brad Doeden, Randy Harder, Russ Redford, Larry Webb, Gregg Wilhite, Warren Willenberg

Present: Banuelos, Coonrod, Crotts, Doeden, Harder, Redford, Wilhite, Willenberg

Staff Members Present: Tom Stolz, Bud Lett, Richard Meier, Deb Legge, Penny Bohannon (MABCD); Jeff Van Zandt (City Law); Fire Marshal Brad Crisp (WFD)

The regular meeting of the Board of Building Code Standards and Appeals was called to order by Chairman Coonrod on Monday, November 3, 2014, at 1:00 p.m., at the Wichita Area Builders' Association Offices, 730 N. Main, Wichita, Kansas.

Board Member Harder made a motion to approve the October 6, 2014, minutes. Board Member Crotts seconded the motion. The motion was approved.

Public Agenda.

There was no one present to speak on the Public Agenda.

Chairman Coonrod requested that the Board and staff introduce themselves to the public in attendance.

New Business

Condemnations:

Review Cases:

1. 1202 N. Glendale

The owner was not present at the meeting.

Ms. Legge reported that the owner of the property has met the requirements for bringing the exterior of the property into compliance with minimum housing code. The property is no longer under consideration for condemnation.

New Cases:

1. 541 N. Ohio

There was no one present to represent this property.

A one-story wood frame dwelling about 30 x 45 feet in size, this structure is vacant and open. This structure has shifting and missing block basement and foundation walls; missing aluminum siding; rotted and missing wood lap siding; badly worn composition roof with missing shingles; collapsing front porch; deteriorated rear porch, and the 20 x 25 foot accessory garage is dilapidated.

In accordance with MABCD staff recommendation, Board Member Harder made a motion to refer the property to the City Council with a recommendation of condemnation, with ten days to begin wrecking the structure and ten days to complete the removal. Board Member Crotts seconded the motion. The motion carried.

2. 1128 N. Hydraulic

No one was in attendance on behalf of this property.

This one-story wood frame commercial building is about 25 x 105 feet in size. Vacant for several years, this structure has rotted and missing wood siding; badly deteriorated roof with holes; water damaged and rotted framing members; and rotted wood trim.

Following the recommendation of MABCD staff, Board Member Crotts made a motion to refer the property to the City Council for condemnation, with ten days to begin wrecking the building and ten days to finish the demolition. Board Member Willenberg seconded the motion. The motion was approved.

3. Building North of 1128 N. Hydraulic

The owner of this property did not attend the hearing.

Vacant for several years, this commercial building is about 25 x 63 feet in size. This structure is a one-story wood frame with rotted and water damaged framing members; rotted wood trim; rotted and missing wood siding; and the roof is badly deteriorated and has holes.

Following the MABCD staff recommendation, Board Member Crotts made a motion to submit this property to the City Council for demolition, with ten days to begin wrecking the structure and ten days to complete the wrecking. Board Member Harder seconded the motion. The motion passed.

4. 1201 E. 12th N.

There was no one representing this property in attendance.

Approximately 50 x 38 feet in size, this is a one-story wood frame commercial building. Vacant for several years, this structure has a cracking and shifting block foundation; rotted and missing wood siding; broken and missing transite siding; badly worn, sagging composition roof; exposed, rotted framing members; and the building is shifting badly.

As recommended by MABCD staff, Board Member Harder made a motion to refer the structure to the City Council for condemnation, with ten days to commence the razing of the building and ten days to complete the demolition. Board Member Willenberg seconded the motion. The motion carried.

5. 2047 N. Minnesota

The owner did not attend the meeting.

A one-story wood frame dwelling about 30 x 37 feet in size, this building has been vacant for at least 1-1/2 years, this structure has been damaged by fire. It has missing steel siding; deteriorated and missing asphalt siding; fire damaged composition roof; fire damaged front porch; and rotted and fire damaged framing members and wood trim.

Following the MABCD staff recommendation, Board Member Banuelos made a motion to refer the property to the City Council for condemnation, with ten days to begin wrecking the structure and ten days to finish removing it. Board Member Harder seconded the motion. The motion was approved.

6. 2301 E. Shadybrook

Lillie Coleman, co-owner, and Teresa Coleman (daughter of property co-owner, Patsy Abrams) were present.

Approximately 26 x 38 feet in size, this is a one-story brick over wood frame dwelling. Vacant for about two years, this structure has cracking and shifting block basement walls; cracked and shifting brick siding; deteriorated wood siding; badly worn composition roof, with holes; shifting concrete front porch; shifting rear porch steps; deteriorated wood trim; and the 4 x 8 foot accessory shed is dilapidated.

There has been an active case on this property since March 2014; since that time several violation notices. A Pre-condemnation Letter was issued on August 11, 2014. The 2013 taxes are delinquent in the amount of \$494.95, including interest. The premise is maintained clean. A Neighborhood Nuisance Case was initiated in May of 2012, which resulted with the owner complying with the requirements of that case. No repairs have been made to the structure. A formal condemnation letter was issued on August 20, 2014. The main structure is secure, however, the accessory structure is open.

Ms. Teresa Coleman stated that the owners intended to arrange to meet on site and determine what repairs are needed and then proceed with hiring contractors as needed. Ms. Lillie Coleman estimated they could have the exterior in compliance and the delinquent taxes paid within ninety days.

Board Member Harder made a motion to allow until the next regularly scheduled hearing to present a plan of action to the Board, pay the delinquent taxes, and maintain the property in a clean and secure condition in the interim. Board Member Wilhite seconded the motion. The motion carried.

7. 2513 E. Shadybrook

There was no one present as a representative for this property.

Vacant for several years, this one-story frame dwelling about 25 x 42 feet in size. This structure has cracking and shifting block basement walls; hail damaged vinyl siding; badly worn sagging, composition roof; cracking and shifting concrete front porch and rear porches; deteriorated framing members and wood trim; and the 15 x 18 foot accessory structure is deteriorated.

Following the MABCD staff recommendation, Board Member Crotts made a motion to refer the property to the City Council for condemnation, with ten days to begin the removal of the structure and ten days to finish the demolition. Board Member Harder seconded the motion. The motion passed.

8. 2519 E. Shadybrook

No one was present as a representative for this property.

This one-story frame dwelling is about 25 x 42 feet in size. Vacant and open, this structure has cracking and shifting block basement walls; hail damaged vinyl siding; badly worn, sagging composition roof; shifting brick chimney; shifting concrete front porch; and deteriorated framing members and wood trim.

Following the MABCD staff recommendation, Board Member Doeden made a motion to submit the property to the City Council for condemnation, with ten days to begin wrecking the structure and ten days to complete the demolition. Board Member Willenberg seconded the motion. The motion was approved.

Old Business

Foundation Repair Policy

After a brief discussion, the consensus of the Board was to adhere to the current policy for foundation repair requirements. The policy does not allow for computer software as a substitute for getting a sealed drawing from a Kansas-licensed engineer. Mr. Stolz told the Board that he would create a directive to clarify the policy.

Adjournment

With no other business to conduct, Board Member Harder made a motion to adjourn. Board Member Wilhite seconded the motion. The motion was approved.

The meeting adjourned at 1:25 p.m.