

BOARD OF BUILDING CODE STANDARDS AND APPEALS MINUTES

April 6, 2015

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, Willenberg

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

The regular meeting of the Board of Building Code Standards and Appeals was called to order by Chairman Coonrod on Monday, April 6, 2015, at 1:06 p.m., at the Wichita Area Builders' Association Offices, 730 N. Main, Wichita, Kansas.

Board Member Harder made a motion to approve the March 2, 2015, minutes. Board Member Willenberg 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:

New Cases:

1. 248 N. Spruce

Juan Romero, son of the owner, was present.

Vacant for at least eight years, this one-story frame dwelling is about 39 x 57 feet in size. This structure has been damaged by fire. It has rotted, missing and fire damaged siding shingles; badly deteriorated, fire damaged composition roof; dilapidated front porch; dilapidated carport; and rotted and fire damaged fascia, soffit and trim.

Board Member Harder made a motion to allow until the May 4, 2015 meeting for the owner to reappear with a plan of action for the repair, maintaining the site in a clean and secure condition in the interim. Board Member Crotts seconded the motion. The motion was approved.

2. 648 N. Mathewson

The owner of the property, Dora York, was present at the hearing.

Approximately 23 x 48 feet in size, this is a one- and one-half story frame dwelling. Vacant for several years, this structure has cracking and shifting block foundation; rotted and missing wood siding; exposed framing members; badly worn composition roof; and the interior has been gutted.

Board Member made a motion to allow until the July 6, 2015, meeting for the delinquent taxes to be paid and the exterior to be repaired while keeping the premise in a clean and secure condition in the interim. Board Member Willenberg seconded the motion. The motion carried.

3. 1538 N. Erie

Patricia Smith, owner of the property, was in attendance.

A one-story frame dwelling about 25 x 51 feet in size, this structure has been vacant for at least two months. This structure has been damaged by fire. It has cracking and shifting basement walls; fire damaged siding; fire damaged roof with holes; fire damaged front porch; fire damaged wood trim; and the 23 x 14 and 6 x 10 foot accessory structures are deteriorated.

As recommended by staff, Board Member Harder made a motion to refer the property to the City Council for formal condemnation, with ten days to begin demolition and ten days to complete removal of the structure. Board Member Willenberg seconded the motion. The motion passed.

4. 1639 S. Lulu

The property owner, Marsha Bryan, was present.

This is a one- and one-half story frame dwelling approximately 30 x 46 feet in size. Vacant for at least six years, this structure has shifting basement walls; collapsed south basement wall; badly deteriorated composition roof, with holes; deteriorated and missing stucco siding; deteriorated front and rear porches; rotted rafter tails; and wood trim; and the 14 x 20 and 4 x 5 foot accessory structures are dilapidated.

As recommended by staff, Board Member Harder made a motion to submit the property to the City Council for condemnation, with ten days to begin razing the structure and ten days to complete the removal. Board Member Willenberg seconded the motion. The motion was approved.

5. 2011 N. Kansas

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

Vacant and open, this is a one-story frame dwelling about 24 x 28 feet in size. This structure has a cracking concrete foundation; rotted and missing lap siding; exposed framing members; deteriorated front porch; and rotted and missing fascia and wood trim.

In agreement with staff recommendation, Board Member Doeden made a motion to refer the property to the City Council for condemnation, with ten days to start the wrecking process and ten days to finish removing the structure. Board Member Banuelos seconded the motion. The motion carried.

6. 1343 S. Water

Robert Carstedt, owner, was present.

This is a two-story frame dwelling about 32 x 40 feet in size. Vacant for an unknown amount of time, this structure has been damaged by fire. It has a cracking block foundation; rotted, missing and fire damaged wood siding; fire damaged roof; deteriorated rear porch; and fire damaged soffit, fascia, wood trim and framing members.

Board Member Harder made a motion to allow until the June 1, 2015, meeting for the exterior to be brought into compliance, meanwhile maintaining the site in a clean and secure condition and bringing the delinquent taxes current. Board Member Crofts seconded the motion. The motion was approved.

7. 6048 S. Hydraulic

No representative was present on behalf of this property.

About 18 x 24 feet in size, this two-story frame dwelling has been vacant for at least four years. This structure has badly deteriorated and missing hardboard siding; deteriorated front and rear porches; and rotted and missing wood trim.

As recommended by staff, Board Member Willenberg made a motion to refer the property to City Council for condemnation, with ten days to begin demolition and ten days to complete wrecking the structure. Board Member Crotts seconded the motion. The motion carried.

8. 201 S. Meridian

There was no one present on behalf of this property.

This is a two-story frame dwelling about 20 x 25 feet in size. Vacant for at least one year, this structure has a badly deteriorated wood roof; deteriorated and missing wood shingle siding; and deteriorated wood trim.

The out-of-state owner has contacted staff requesting that he be allowed an additional ninety days to have the repairs completed. The owner told staff that he was in the process of getting bids from contractors on the work that needed to be done.

Board Member Doeden made a motion to allow until the June 1, 2015, meeting for the delinquent taxes to be brought current, the exterior repairs to be completed, and the site maintained in a clean and secure condition in the interim. Board Member Crotts seconded the motion. The motion passed.

9. 6109 S. Osage

There was no representative for this property in attendance.

Vacant and open, this one-story frame dwelling is about 30 x 37 feet in size. This structure has a sagging and badly deteriorated composition roof, with missing shingles and holes; exposed, framing members; rotted and missing hardboard siding; rotted wood lap siding; dilapidated front porch; dilapidated enclosed rear porch; deteriorated framing members; rotted soffit, fascia and wood trim; and the two accessory structures are dilapidated.

As recommended by staff, Board Member Willenberg made a motion to submit the property to the City Council for condemnation, with ten days to initiate demolition and ten days to complete the demolition. Board Member Harder seconded the motion. The motion was approved.

Review Case:

1. 1769 N. Northeast Pky

No one was present on behalf of this property.

This is a one-story frame dwelling about 25 x 35 feet in size. Vacant for at least five years, this structure has badly shifting basement walls; deteriorating metal siding; dilapidated front and rear porches; exposed framing members; rotted wood trim; and the 12 x 22 foot accessory structure is deteriorated.

The out-of-state owner contacted staff and requested an additional ninety-day extension. Board Member Harder made a motion to allow until the July 6, 2015, Board meeting for the exterior repairs to be made. Board Member Redford seconded the motion. The motion carried.

Request for Contractor's License

Mr. Mitch Pinkham, Brad Murray, Inc., requested that he be allowed to obtain a Class A Contractor's License without the required ICC General Contractor testing. Mr. Pinkham asked the Board to consider licensure based on the alternate credentials he provided.

Chairman Coonrod made a motion to defer the final decision on Mr. Pinkham's request until the May meeting, pending the review of additional materials provided by Mr. Pinkham. Board Member Harder seconded the motion. The motion was passed unanimously.

Old Business

Adjournment

With no other business to conduct, the Board agreed to adjourn.

The meeting adjourned at 1:38 p.m.