

BOARD OF BUILDING CODE STANDARDS AND APPEALS MINUTES

June 1, 2015

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

Present: Banuelos, Crotts, Doeden, Redford, Webb, Willenberg

Staff Members Present: Bud Lett, Deb Legge, Penny Bohannon (MABCD); Fire Marshal Brad Crisp (WFD); Jan Jarman (City Law Dept.)

Due to the absence of both Chairman Coonrod and Vice Chairman Harder, Board Member Doeden made a motion that Board Member Crotts act as Chairman for the meeting. Board Member Webb seconded the motion. The motion carried unanimously.

The regular meeting of the Board of Building Code Standards and Appeals was called to order by Acting Chairman Crotts on Monday, June 1, 2015, at 1:00 p.m., at the Wichita Area Builders' Association Offices, 730 N. Main, Wichita, Kansas.

Board Member Banuelos made a motion to approve the May 4, 2015, minutes. Board Member Doeden seconded the motion. The motion was approved.

Public Agenda.

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

New Business

Condemnations:

Review Cases:

1. 248 N. Spruce

Juan Romero, son of the property owner, was present.

This is a one-story frame dwelling about 39 x 57 feet in size. Vacant for at least eight years, 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.

After the Board reviewed electronic photos of the repairs made thus far, Board Member Redford made a motion to allow until the July 6, 2015, meeting for the exterior to be brought into compliance with minimum housing code, maintaining the site in a clean and secure condition in the interim. Board Member Willenberg seconded the motion. The motion was approved without opposition.

2. 1343 S. Water

The property owner, Robert Carstedt, was in attendance.

Vacant for an unknown amount of time, this two-story frame dwelling about 32 x 40 feet in size. 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 Doeden made a motion to allow until the August 3, 2015, meeting for the exterior of the property to be brought into compliance with minimum housing code, maintaining the premise in a clean and secure condition in the interim. Board Member Banuelos seconded the motion. The motion carried unanimously.

3. 201 S. Meridian

No one appeared on behalf of this property.

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

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

New Cases:

There were no new cases for June.

Unfit for Habitation Case:

1. 3881 E. Roseberry

There was no one present to represent this property.

After reviewing the photographs taken by staff showing the condition of the property, Acting Chairman Crotts made a motion to adopt the staff recommendation and declare the property unfit for habitation. Board Member Willenberg seconded the motion. The motion passed unanimously.

Update on 2012 IRC Adoption/Amendments

Lett gave an update on the status of the 2012 IRC adoption. Approved for adoption by the Board of County Commissioners in May 2015, the City Council will vote on adoption in June 2015. It's anticipated that enforcement of the 2012 IRC will begin approximately July 1, 2015.

Update on 2012 IBC Review

Lett gave a brief update on the compilation of the Resolution package for the 2012 IBC. After conferring with the City of Wichita and Sedgwick County Fire Departments, the proposed updates will be reviewed by stakeholders for their input. The current plan is to present the proposed adoption to the Board of County Commissioners and the City Council at the end of 2015.

Adjournment

With no other business to conduct, Acting Chairman Crotts made a motion to adjourn. Board Member Webb seconded the motion. The motion passed unanimously.

The meeting adjourned.