

BOARD OF BUILDING CODE STANDARDS AND APPEALS MINUTES

July 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, Wilhite

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

The regular meeting of the Board of Building Code Standards and Appeals was called to order by Chairman Coonrod on Monday, July 6, 2015, at 1:25 p.m., at the Wichita Area Builders' Association Offices, 730 N. Main, Wichita, Kansas.

Board Member Banuelos made a motion to approve the June 1, 2015, minutes. Board Member Doeden seconded the motion. The motion was approved (5 – 0).

Public Agenda.

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

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

New Business

Condemnations:

Review Cases:

1. 1769 N. Northeast Pky

The out-of-state owner was not present on behalf of this property.

This one-story frame dwelling is 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.

Staff provided photos showing that most of the repairs have been made except for the work needed on the foundation.

Board Member Crotts made a motion to grant until the August 3, 2015, meeting for the remaining repairs to be completed, and the owner to appear before the Board to give a status update on the property, maintaining the site in a clean and secure condition.. Board Member Banuelos seconded the motion. The motion carried (5 – 0).

2. 648 N. Mathewson

Ms. Dora York, owner, was present.

A one- and one-half story frame dwelling approximately 23 x 48 feet in size. 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.

Ms. York told the Board that she had hired a contractor to do the repairs, but the contractor had not returned to complete them. She requested that the Board give her an extension so she could hire a new contractor to complete the repairs.

Board Member Doeden made a motion to allow until the August 3, 2015, meeting for Ms. York to hire a new contractor, clear the site of bulky waste, and reappear to give an update on the status, maintaining the premise in a clean and secure condition in the interim. Board Member Wilhite seconded the motion. The motion carried (5 – 0).

3. 248 N. Spruce

Juan Romero, son of the owner, was present.

Approximately 39 x 57 feet in size, this one-story frame dwelling has been 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.

Mr. Romera provided photos showing that a new roof has been installed, in addition to other repairs having been completed. He told the Board that he would continue to work on the property to complete all the needed repairs.

Board Member Crotts made a motion to allow until the September 14, 2015, meeting for the balance of the work to be finished, maintaining the site in a clean and secure condition, and for Mr. Romero to reappear before the Board to give an update on the property. Board Member Doeden seconded the motion. Board Member Wilhite amended the motion to include removing the debris and bulky waste currently on the site. The motion passed (5 – 0).

New Cases:

There are no new cases for July.

Request by Darren Leon to be the Qualified Person for a second license.

Darren Leon requested that he be allowed to become the Qualified Person for a second license, Vector Investments Group, LLC, Class B. Since Mr. Leon nor the business owner were present, Board Member Crotts made a motion to deny the request for the time being until Mr. Leon and the company owner can be present to answer questions posed by the Board. Chairman Coonrod seconded the motion. The motion carried (5-0).

Request by Dennis Kerschen to be the Qualified Person for Law Company's Class A license.

Dennis Kerschen requested that he be allowed to become the Qualified Person for the Law Company's Class A license based on his passage of a nationally recognized examination covering the International Building Code. Josh Gordon, treasurer for the Law Company, was present to answer questions. He explained that the current Qualified Person for the license, Roger Mulanax, is retiring, and the company has selected Mr. Kerschen to replace Mr. Mulanax as the Qualified Person.

Board Member Wilhite recused himself from the vote due to a conflict of interest. Since Board Member Wilhite was not able to vote, there was no quorum.

Chairman Coonrod advised that the request would be moved to the August 3, 2015, agenda.

Adjournment

With no other business to conduct, Board Member Wilhite made a motion to adjourn. Board Member Doeden seconded the motion. The motion passed unanimously (5-0).

The meeting adjourned at 1:43 p.m.