

# **BOARD OF BUILDING CODE STANDARDS AND APPEALS MINUTES**

**August 3, 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, Webb, Wilhite, Willenberg

**Staff Members Present:** Tom Stolz, Bud Lett, Deb Legge, Richard Meier, Penny Bohannon (MABCD); 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, August 3, 2015, at 1:03 p.m., at the Wichita Area Builders' Association Offices, 730 N. Main, Wichita, Kansas.

All Board Members in attendance were sworn in by staff from both the City and the County Clerks' Offices.

## **Approval of July 6, 2015, Minutes**

Board Member Willenberg made a motion to approve the July 6, 2015, minutes. Board Member Crotts seconded the motion. The motion was approved (8 – 0).

## **Public Agenda**

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

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

## **New Business**

### **Condemnations:**

### **Review Cases:**

#### **1. 648 N. Mathewson**

Dora York, property owner, was present.

A one- and one-half story frame dwelling about 23 x 48 feet in size, this dwelling has been 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 requested that a 60-day extension be granted by the Board. After consideration, Board Member Banuelos made a motion to allow until the October 5, 2015, meeting for the property to be brought into compliance with minimum housing code, keeping the site clean and secured in the interim. Board Member Webb seconded the motion. The motion passed (8-0).

#### **2. 1343 S. Water**

Robert Carstedt, owner of the property, was present.

This two-story frame dwelling is 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.

Mr. Carstedt requested that the Board grant him a ninety-day extension to make the necessary repairs to bring the property into compliance. After viewing photographs taken at the last site inspection, Board Member Harder made a motion to allow until the November 2, 2015, meeting for Mr. Carstedt to bring the property into compliance, maintaining the site in a clean and secure condition in the interim. Board Member Willenberg seconded the motion. The motion was approved (8-0).

**New Cases:**

**1. 344 N. Piatt**

The owner of the property, Ricky Adams, was present.

Approximately 53 x 28 feet in size, this is one-story, frame dwelling. Vacant and open, this structure has a badly shifting and cracking block foundation; rotted and missing composition siding; badly worn roof; badly deteriorated front porch; exposed, rotted framing members; and rotted soffit, fascia and wood trim.

In agreement with staff recommendation, Board Member Harder 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 Crotts seconded the motion. The motion passed (8-0).

**2. 430 N. Bleckley (shared accessory structure)**

There was no one present to represent this property.

A one-story, frame (shared) accessory garage, this building is about 21x18 feet in size. It has rotted and missing siding; missing garage doors; exposed, rotted framing members; and rotted wood trim.

As recommended by the staff report, Board Member Harder made a motion to refer 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 Crotts seconded the motion. The motion carried (8-0).

**3. 116 W. Zimmerly (parcel address 1352 S. Water)**

Michael Ackerman, representing the property on behalf of HUD, attended the hearing.

Approximately 31 x 30 feet in size, this one-story frame dwelling has been vacant for at least eleven months. This structure has been damaged by fire. It has shifting and cracking basement walls; fire damaged siding; fire damaged composition roof; deteriorated concrete front porches; fire damaged rear porch; and fire damaged wood trim and framing members.

As recommended by staff, Board Member Harder 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 of the structure. Board Member Willenberg seconded the motion. The motion carried (8-0).

**4. 1021 S. Market**

Owners, Ken and Dawn Schnake, were present

A one- and one-half story frame dwelling about 34 x 55 feet in size, this dwelling has been vacant for at least a year. This structure has been damaged by fire. It has shifting basement walls; missing and fire damaged composition siding; badly worn, fire damaged composition roof, with holes; deteriorated front, rear and side porches; dilapidated rear wood stairs; exposed, fire damaged framing members; and rotted soffit, fascia and wood trim.

Mr. and Ms. Schnake requested an extension to bring the exterior into compliance and stated they would obtain the necessary permits for the work. Board Member Harder made a motion to allow until the October 5, 2015, meeting for the exterior repairs to be made, maintaining the site in a clean and secure condition in the interim. If the repairs are made by October 5, 2015, there will be no need for the owners to appear at the October 5<sup>th</sup> meeting. Board Member Willenberg seconded the motion. The motion carried (8-0).

**5. 1437 S. Wichita**

John Lee, owner, was present.

Vacant for at least four months, this one-story frame dwelling is approximately 26 x 28 feet in size. This structure has been damaged by fire. It has a cracking block foundation; rotted, fire damaged wood siding; fire damaged composition roof, with holes; fire damaged framing members; fire damaged soffit and fascia; and rotted wood trim.

Mr. Lee requested that the Board grant him ninety days to complete the exterior repairs. Board Member Banuelos made a motion to allow until the November 2, 2015, meeting for the repairs to be completed, maintaining the property in a clean and secure condition in the interim. Board Member Harder seconded the motion. The motion was approved (8-0).

**6. 2671 S. Fees**

No one was present on behalf of this property.

This one-story frame tri-plex is about 25 x 90 feet in size. Vacant for at least two years, this structure has deteriorated wood pier foundation; broken and missing transite siding; badly deteriorated concrete porches and steps; rotted wood trim; and the 8 X 7 foot accessory shed is open.

Concurring with the staff recommendation, Board Member Crotts 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 remove it. Board Member Harder seconded the motion. The motion carried (8-0).

**7. 3020 S. Clifton**

The owner, Claudia Rojas, attended the hearing.

About 32 x 26 feet in size, this one-story frame dwelling has been vacant for at least seven months. This structure has been damaged by fire. It has a fire damaged roof, with holes; fire damaged trasite siding; fire damaged front porch; and the 26 x 24 foot accesory structure is dilapidated.

Board Member Crotts made a motion to allow until the September 14, 2015, meeting for Ms. Rojas to reappear before the Board with a plan for the repairs, meanwhile keeping the property clean and secure. Board Member Webb seconded the motion. The motion carried (8-0).

**8. 1061 N. Waco (front and rear)**

Joe Luinstra, owner, and Estelita Pham, potential buyer, were present.

This two-story frame dwelling is about 26 x 49 feet in size. Vacant for at least seven months, this structure has a cracking block foundation; badly worn composition roof; rotted and missing wood lap siding; deteriorated front porch; deteriorated soffit and fascia; rotted wood trim; and the 20 x 20 foot accessory dwelling, 12x14 foot accessory garage and two 10x 14 foot accessory sheds are deteriorated.

Some work has been completed on the exterior, but Ms. Pham requested that the Board grant a sixty-day extension to finish the exterior repairs. Board Member Harder made a motion to allow until the October 5, 2015, meeting for the remainder of the exterior violations to be corrected, maintaining the site in a clean and secure condition in the interim. Board Member Wilhite seconded the motion. The motion passed (8-0).

**Unfit for Habitation Case:**

1548 S. Topeka

This item was withdrawn from the August 3, 2015, agenda.

**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. The current Qualified Person, Roger Mulanax, will be retiring.

Board Members Wilhite and Webb notified the Chairman that they would recuse themselves from the vote on this matter due to a conflict of interest.

After reviewing the credentials supplied by Mr. Kerschen, Chairman Coonrod made a motion to approve the request by Dennis Kerschen to become the Qualified Person for the Law Company's Class A License. Board Member Crotts seconded the motion. The motion passed (6-0, Wilhite and Webb abstaining).

**Election of Officers**

Board Member Wilhite nominated Board Member Harder for the position of Chairman; Chairman Coonrod seconded the nomination. Board Member Harder was elected Chairman (7 – 0 with Harder abstaining).

Board Member Coonrod nominated Board Member Wilhite for the position of Vice Chairman; Board Member Willenberg seconded the nomination. Board Member Wilhite was elected Vice Chairman (7 – 0 with Wilhite abstaining).

**Adjournment**

With no other business to conduct, Board Member Willenberg made a motion to adjourn. Board Member Wilhite seconded the motion. The motion passed unanimously (8-0).

The meeting adjourned at 1:52 p.m.