

BOARD OF BUILDING CODE STANDARDS AND APPEALS MINUTES

December 7, 2015

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

Present: Banuelos, Coonrod, Doeden, Harder, Webb, Wilhite, Willenberg

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

The regular meeting of the Board of Building Code Standards and Appeals was called to order by Chairman Harder on Monday, December 7, 2015, at 1:00 p.m., at the Wichita Area Builders' Association Offices, 730 N. Main, Wichita, Kansas.

Approval of November 2, 2015, Minutes

A motion was made by Board Member Coonrod to approve the November 2, 2015, minutes. Vice Chairman Wilhite seconded the motion. The motion was approved (7 - 0).

Public Agenda

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

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

New Business

Condemnations:

Review Cases:

1. 1021 S. Market

The owners, Ken and Dawn Schnake, were present.

A one- and one-half story frame dwelling about 34 x 55 feet in size, the building 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.

A building permit was issued on August 3, 2015, however there has been no detectable change to the exterior. The site is being maintained secure.

Mr. Schnake told the Board that the roof had been repaired. There has also been some repair to rotted wood at the basement window. He said he had been working steadily as the weather permitted. An electrician has been contracted to do electrical work. Mr. Schnake said he intends to have the exterior repairs completed in sixty days, weather permitting.

Board Member Banuelos made a motion to allow until the February 1, 2016, meeting to complete the exterior repairs, maintaining the site in a clean and secure condition in the interim. Board Member Doeden seconded the motion. The motion carried (7 - 0).

2. 1437 S. Wichita

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

Approximately 26 x 28 feet in size, this one-story frame dwelling has been vacant for at least four months. 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.

There have been numerous repairs made on this structure; it is lacking siding and some insulation. There has been no contact from the new owner.

Board Member Banuelos made a motion to allow until the January 11, 2016, meeting for the exterior to be completed and brought into minimum housing code compliance, maintaining the site in a clean and secure condition in the interim. Board Member Webb seconded the motion. The motion was approved (7 – 0).

3. 3020 S. Clifton

The owner was not present at the meeting.

This one-story frame dwelling is about 32 x 26 feet in size. 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.

The repairs have been progressing steadily and are almost complete.

Board Member Coonrod made a motion to allow until the January meeting for all exterior repairs to be finished, maintaining the site in a clean and secure condition in the interim, or the owner must appear before the Board to give a status update. Board Member Banuelos seconded the motion. The motion carried (7 – 0).

New Cases:

There were no new cases for December.

Update on IBC Adoption. (No action required.)

Tom Stolz gave a brief overview on the proposed amendments to the 2012 IBC, and also provided handouts to the Board. Many of the changes were language changes and numbering changes. A number of 2006 IBC amendments are no longer needed as they have been written into the 2012 IBC.

Fire Marshal Brad Crisp also spoke about differences in the 2012 IBC that changed the conditions for requiring fire sprinkler systems in some occupancy types.

Old Business

Adjournment

With no other business to conduct, Vice Chairman Wilhite made a motion to adjourn. Board Member Webb seconded the motion. The motion carried (7 – 0).

The meeting adjourned at 1:26 p.m.