

BOARD OF BUILDING CODE STANDARDS AND APPEALS MINUTES

January 11, 2016

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

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

Staff Members Present: Tom Stolz, Bud Lett, Deb Legge, Richard Meier, Penny Bohannon (MABCD); Justin Waggoner, (Sedgwick County Counselor's Office); Fire Marshal Brad Crisp (WFD).

The regular meeting of the Board of Building Code Standards and Appeals was called to order by Vice Chairman Wilhite on Monday, January 11, 2016, at 1:01 p.m., at the Wichita Area Builders' Association Offices, 730 N. Main, Wichita, Kansas.

Approval of December 7, 2015, Minutes

A motion was made by Board Member Coonrod to approve the December 7, 2015, minutes. Board Member Doeden seconded the motion. The motion was approved (8 - 0).

Public Agenda

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

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

New Business

Condemnations:

Review Cases:

1. 700 N. Beech Ave., Lot 32

The owner was not present at the hearing.

A one-story frame utility building about 25 x 35 feet in size, the structure has been vacant for at least two years. This structure has rotted and loose siding; sagging and badly deteriorated composition roof with missing shingles; dilapidated front porch; rotted wood trim; and the 10 x 15 foot accessory shed is deteriorated.

The owner's daughter contacted MABCD staff and indicated that the plan was to demolish the structure. Due to the owner's illness, his daughter is overseeing the property. She told MABCD staff that she has been in touch with a contractor to arrange the demolition, however, she would need an extension until March.

As recommended by MABCD staff, Board Member Crotts made a motion to allow until the March 7, 2016, meeting to complete demolition, maintaining the site in a clean and secure condition in the interim. If the structure is not removed by the March 7, 2016, meeting, the property will go to City Council with a recommendation of condemnation, with ten days to begin wrecking the building and ten days to complete removal. Board Member Doeden seconded the motion. The motion carried (8 - 0).

2. 1437 S Wichita St.

This property was withdrawn from the agenda by MABCD staff.

3. 3020 S. Clifton St.

This property was withdrawn from the agenda by MABCD staff.

New Cases:

1. 1621 N. Chautauqua Ave.

There was no one present to represent this property.

Vacant and open, this one-story frame dwelling is about 32 x 38 feet in size. This structure has been damaged by fire. The structure has a fire damaged composition roof; fire damaged vinyl siding; fire damaged and missing windows and doors; and badly fire damaged front porch and ramp.

In agreement with staff recommendation, Board Member Coonrod 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 Redford seconded the motion. The motion was approved (8 – 0).

2. 1652 N. Volutsia Ave.

Anh Thi Lam, owner, was present at the meeting.

This two-story frame dwelling is about 37 x 50 feet in size. Vacant and open, this structure has a cracking and shifting block foundation; damaged and missing vinyl siding; and rotted wood trim.

Richard Meier, Chief Building Inspector, explained that there are serious issues with the attempted foundation repair done by a previous owner, as well issues with structural columns and bracing.

Board Member Coonrod made a motion that the owner reappear at the March 7, 2016, meeting to present a plan of action to the Board, meanwhile maintaining the site in a clean and secure condition in the interim. Board Member Doeden seconded the motion. The motion carried (8 – 0).

Unfit for Habitation

1. 1124 W. 36th St. N., Lot 10

There was no representative in attendance for this property.

This mobile home has a deteriorated, leaking metal roof. The metal siding is badly worn and sections are peeled back. Large sections of the skirting are missing leaving the water and waste pipes exposed to the elements. There is no running water. The sewer line is broken. The furnace is inoperable. Several windows are broken and non-functioning. The doors are in bad condition. The ceilings have mold and sections are missing and held up by 2x4s. There is exposed electrical wiring, but no service to the mobile home.

As recommended by MABCD staff, Board Member Crotts made a motion to submit the property to the City Council for condemnation, with ten days to start wrecking the mobile home and ten days to finish the demolition. Board Member Doeden seconded the motion. The motion passed (8 – 0).

Board Recommendation for 2012 International Building Code (IBC) Adoption and Proposed Amendments.

After a brief recap of the proposed amendments, Tom Stolz highlighted changes transpiring since the last presentation to the Board. Stolz explained that the recent changes were brought about through discussion with industry and trade professionals at open meetings offered by MABCD. Stolz asked for the Board's recommendation to adopt the 2012 IBC with the proposed amendments as presented.

Board Member Doeden made a motion to recommend adoption of the 2012 IBC with proposed amendments as presented. Board Member Webb seconded the motion. The motion carried (8 – 0).

Old Business

There was no old business.

Adjournment

With no other business to conduct, Board Member Coonrod made a motion to adjourn. Board Member Redford seconded the motion. The motion carried (8– 0).

The meeting adjourned at 1:20 p.m.