

BOARD OF BUILDING CODE STANDARDS AND APPEALS MINUTES

November 7, 2016

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

Present: Coonrod, Doeden, Harder, Redford, Stubblefield*, Wilhite, Willenberg

*Unable to vote on Board business – not yet sworn in.

Staff Members Present: Kyle McLaren, Richard Meier, Deb Legge, Penny Bohannon, Elaine Hammons (MABCD); Jeff Van Zandt (City Law Dept.); Mike North, Justin Waggoner (Sedgwick County 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, November 7, 2016, at 1:04 p.m., at the Ronald Reagan Building, Metropolitan Area Building and Construction Department, 271 W. 3rd, 1st Floor, Room #126, Wichita, Kansas.

Approval of September 12, 2016, Minutes

A motion was made by Vice Chairman Wilhite to approve the September 12, 2016, minutes. Board Member Coonrod seconded the motion. The motion was approved (6 – 0)

Public Agenda

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

Chairman Harder requested that the Board and staff present introduce themselves to the public in attendance.

New Business

Condemnations:

1. 8027 E. Lynwood Blvd.

The owner nor a representative attended the hearing on behalf of this property. Several residents of the neighborhood were present at the meeting.

This two-story, split level, frame dwelling is about 88 x 44 feet in size. Vacant for at least 11 years, this structure has shifting and cracking concrete basement walls; rotted and missing hardboard and brick siding; badly worn, leaking composition roof with a holes; deteriorated front porch; exposed framing members; rotted soffit and fascia; falling ceilings; and the interior has severe water damage.

As recommended by staff, Board Member Coonrod made a motion to refer the property to the City Council for condemnation, with ten days to begin demolition and ten days to complete the removal of the structure. Vice Chairman Wilhite seconded the motion. The motion was approved. (6 – 0)

2. 1307 S. Water St.

There was no representative present for this property.

A one- and one-half story frame dwelling about 29 x 52 feet in size, this structure is vacant and open. This structure has been damaged by fire. It has rotted, fire damaged and missing wood siding; badly worn and fire damaged composition roof, with holes; deteriorated front and rear porches; fire damaged interior and exterior framing; and the 10 x 20 foot accessory structure is deteriorated.

Concurring with staff recommendation, Board Member Doeden made a motion to submit the property to City Council for condemnation, with ten days to start wrecking the structure and ten days to complete the removal of the structure. Board Member Willenberg seconded the motion. The motion carried. (6 – 0)

3. 749 N. Gilda Ave.

The owner, Corine Porter, attended the meeting.

Vacant for at least two years, this one-story frame dwelling is about 60 x 25 feet in size. This structure has rotted and missing wood siding; badly deteriorated, sagging and collapsing composition roof with holes; rotted and missing wood trim and framing members; the 25 x 16 foot accessory building is dilapidated and the 13 x 10 and 7 x 11 foot accessory sheds are deteriorating.

Mrs. Porter stated that she intended to have the structure demolished but was uncertain how quickly she could get that accomplished.

As recommended by staff, Board Member Redford made a motion to refer the property to the City Council for condemnation, with ten days to initiate demolition and ten days to complete it. Board Member Coonrod seconded the motion. The motion passed. (6 – 0)

4. 409 E. 15th N. (rear house at 1544 N. Topeka Ave.)

There was no one attending the hearing on behalf of this property.

Approximately 28 x 46 feet in size, this one- and one-half story frame dwelling is vacant and open. This structure has damaged wood siding; badly worn composition roof; rotted front and rear porches; dilapidated front porch steps; and deteriorated wood trim.

Concurring with the recommendation of staff, Board Member Doeden made a motion to refer the property to the City Council for condemnation, with ten days to begin wrecking the structure and ten days to finish the removal of the structure. Board Member Redford seconded the motion. The motion carried. (6 – 0)

5. 1854 N. Waco Ave (rear house)

No owner was in attendance.

A vacant two-story, frame dwelling about 24 x 18 feet in size, this structure has a dilapidated front porch; collapsing second story deck; deteriorated wood siding; rotted soffit, fascia and wood trim; and the 6 x 8 foot accessory structure is deteriorated.

As recommended by staff, Board Member Coonrod made a motion to submit the property to the City Council for condemnation, with ten days to begin razing the structure and ten days to complete the demolition. Vice Chairman Wilhite seconded the motion. The motion carried. (6 – 0)

Review of significant changes between the 2006 and 2012 International Fire Code (IFC).

Fire Marshal Crisp reviewed the significant changes between the 2006 and the 2012 International Fire Code (IFC) for the Board. With his presentation he provided handouts listing the changes and explained that the original 117 amendments had been decreased to 73 amendments. After hearing Fire Marshal Crisp's presentation, Board Member Doeden made a motion to approve the proposed amendments and to give the Board of Code Standards and Appeals' recommendation for adoption. Board Member Coonrod seconded the motion. The motion passed. (6 – 0)

Complaint against Chris A. Sampson dba Sampson Construction, Class B Contractor's License, regarding alleged violation(s) of the construction contract with the property owners at 1200 S. Keith, Wichita, Kansas.

Justin Waggoner, County Counselor's office, presented exhibits. Ms. JoAnn McGregor, owner of the property at 1200 S. Keith, responded to questions posed by Mr. Waggoner and provided a summary of the reasons for her complaint against Chris A. Sampson dba Sampson Construction. Afterwards, Mr. Sampson was given an opportunity to address the Board and ask questions of Mrs. McGregor and all witnesses.

After hearing all parties, Board Member Coonrod made a motion to suspend the Class B License of Chris A. Sampson dba Sampson Construction, and his ability to be a Qualified Person for any contractor's license. Before Mr. Sampson's license can be reinstated and prior to his being allowed to be Qualified Person for any contractor's license, Mr. Sampson must appear before the Board of Code Standards and Appeals and receive the Board's approval. Board Member Willenberg seconded the motion. The motion carried. (6 – 0)

Old Business

Update on the status of the complaint against Steve Morse dba AAA Home Improvements & Handyman, Class C Contractor's License, on the roof installation at 7 Crestview Lakes, Wichita, Kansas.

Richard Meier, Interim Assistant Director, told the Board that there had been no success in arranging with all involved parties to do an inspection on the Unreins' roof. The Unreins informed Mr. Meier that they did not wish to allow anyone up on the roof due to the previous damage sustained. The Board determined that no action could be brought against Steve Morse dba AAA Home Improvements & Handyman due to the Unreins' refusal to allow the necessary inspections to investigate their complaint.

Adjournment

With no other business to conduct, Vice Chairman Wilhite made a motion to adjourn the meeting. Board Member Redford seconded the motion. The motion carried. (6 – 0)

The meeting was adjourned at 2:42 p.m.