

BOARD OF BUILDING CODE STANDARDS AND APPEALS MINUTES

August 5, 2019

Location: Ronald Reagan Building, 271 W. 3rd, 3rd Floor, Room 318

Members: Francisco Banuelos, Randy Coonrod, Brad Doeden, Randy Harder, Miles Millspaugh, Eric Purkey, Russ Redford, Gregg Wilhite, Taylor Zimbelman

Present: Banuelos, Coonrod, Doeden, Harder, Millspaugh, Redford, Wilhite, Zimbelman

Staff Members Present: Chris Labrum, Kortney Capello, KaLyn Nethercot, Penny Bohannon, Elaine Hammons (MABCD); Fire Marshal Stuart Bevis (WFD)

The regular meeting of the Board of Building Code Standards and Appeals was called to order by Chairman Redford at 1:01 p.m. on Monday, August 5, 2019, at the Ronald Reagan Building, Metropolitan Area Building and Construction Department, 271 W. 3rd, 3rd Floor, Room 318 – Training Room, Wichita, Kansas.

Election of Chair and Vice Chair.

Board Member Coonrod made a motion to re-elect the incumbent Chair and Vice Chair for another term. Board Member Harder seconded the motion. The motion passed. (8 – 0)

Approval of the June 3, 2019, minutes. (July 1, 2019, meeting was cancelled.)

Board Member Harder made a motion to approve the June 3, 2019, minutes. Board Member Doeden seconded the motion. The motion carried. (8 – 0)

Public Agenda.

There was no one present to speak on the public agenda.

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

New Business

1. Condemnations:

Review Cases:

There were no review cases for August.

New Cases:

1. 914 S. Saint Francis Ave

The owner was not present on behalf of this property. Yolanda Porter, granddaughter of the previous owners was present.

This is a two-story wood frame dwelling about 26 x 25 feet in size. Vacant for at least 1 year, this structure has been badly damaged by fire. It has a cracking concrete block foundation; fire damaged vinyl siding; fire damaged, sagging and badly worn composition roof, with holes, and missing shingles; deteriorated front and side porches; fire damaged rafter tails and roof sheathing; and the wood trim is rotted.

Ms. Porter explained that her mother and her aunt had each inherited half interest in the house upon the passing of the owners (their parents). The house was sold without the knowledge of Ms. Porter, who is the executor of her mother's estate. The seller of the property was then required to pay a percentage of the fees received in the sale to the estate of Ms. Porter's mother. Since the fees were paid to the estate, Ms. Porter stated that she has no further interest in the property.

The party that purchased the property in a tax sale was notified that the property would be brought to the Board for consideration of condemnation. At the time of the meeting, KaLyn Nethercot, Neighborhood Inspection Administrator, had not received a response from the owner.

After considering the comments of MABCD staff, Board Member Harder made a motion to refer the property to the City Council with a recommendation of condemnation with ten days to begin demolition and ten days to complete demolition. Board Member Coonrod seconded the motion. The motion passed. (8 – 0)

2. 2507 S. Laura Ave

The owner for this property was not present at the meeting.

A one-story wood frame dwelling, this structure is about 28 x 65 feet in size. Vacant for unknown amount of time, this structure has missing siding; badly worn and sagging composition roof, with holes; rotted wood trim and framing members; and 24 x 20 accessory structure has been fire damaged.

In agreement with the staff's recommendation, 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 demolition. Board Member Harder seconded the motion. The motion carried. (8 – 0)

3. 3939 S. Hydraulic Ave

There was no owner present on behalf of this property.

Approximately 26 x 56 feet in size, this is a one-story wood frame dwelling. Vacant for unknown amount of time, this structure has rotted and missing siding; deteriorating front porch; rotted wood trim and framing members; and the 6 x 6 and 8 x 7 foot accessory structures are deteriorated.

Concurring with staff recommendation, Board Member Doeden made a motion to refer the property to the City Council for condemnation with ten days to begin demolition and ten days to complete demolition. Board Member Harder seconded the motion. The motion was approved. (8 – 0)

4. 415 S. Walnut St (duplex)

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

Vacant for at least eight months, this one-story wood frame dwelling is about 50 x 30 feet in size. This structure has been damaged by fire. It has a shifting concrete block foundation; deteriorated siding; fire damaged roof, with holes; deteriorated front and side porches; and the wood trim and framing members are fire damaged and deteriorated.

Board Member Harder, in agreement with staff recommendation, made a motion to refer the property to the City Council for condemnation with ten days to begin demolition and ten days to complete demolition. Board Member Wilhite seconded the motion. The motion passed. (8 – 0)

5. 320 W. 12th St N

This property was withdrawn from the agenda prior to the meeting.

6. 1024 N. Custer Ave (front and rear)

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

This is a one-story wood frame dwelling about 35 x 24 feet in size. Vacant for at least six months, this structure has rotted and missing siding; and the 20 x 20 accessory structure is deteriorated. The rear structure is a wood frame dwelling about 41 x 24 feet in size. Vacant for unknown amount of time, this structure has rotted and missing siding; badly worn and sagging composition roof, with holes and missing shingles; and the wood trim and framing are deteriorated.

In agreement with the staff recommendation, Board Member Millspaugh made a motion to refer the property to the City Council for condemnation with tens to begin demolition and ten days to complete demolition. Board Member Banuelos seconded the motion. The motion carried. (8 – 0)

7. 1142 N. Lewellen Ave

The owner was not present for this hearing.

A one-story wood frame dwelling about 19 x 68 feet in size. Vacant for at least five years, this structure has badly worn composition roof, with holes; and the front porch is deteriorated.

In agreement with the recommendation made by staff, Board Member Doeden made a motion to refer the property to the City Council for condemnation with ten days to begin demolition and ten days to complete demolition. Board Member Harder seconded the motion. The motion passed. (8 – 0)

8. 1304 N. Waco Ave (duplex)

This property was withdrawn from the agenda prior to the meeting.

9. 1958 N. Jeanette Ave

There was no one present on behalf of this property.

Vacant and open, this one-story frame dwelling is approximately 44 x 72 feet in size. This structure has been damaged by fire; fire damaged and rotted siding; and the wood trim and framing members are deteriorated.

Concurring with the staff recommendation, Board Member Zimbelman made a motion to refer the property to the City Council for condemnation with ten days to begin demolition and ten days to complete demolition. Board Member Banuelos seconded the motion. The motion was approved. (8 – 0)

Aaron Walker, Qualified Person for AR Commercial Roofing, LLC (Class B Contractor's License), requested that the Board grant him permission to be the Qualified Person for his second company, A-R Roofing, LLC (Roofing Only Contractor's License). Mr. Walker has a commercial roofing business (AR Commercial Roofing, LLC) and wanted to keep it separate from his residential roofing business (A-R Roofing, LLC).

Mr. Aaron Walker addressed the Board and explained his reason for requesting permission to be the Qualified Person for a second company that he owns.

Satisfied with Mr. Walker's explanation and purpose, Board Member Harder made a motion to approve the request by Aaron Walker to be allowed to become the Qualified Person for his second company, A-R Roofing, LLC. Board Member Millspaugh seconded the motion. The motion carried. (8 – 0)

David Trimble, Qualified Person for New Century Custom Homes, LLC (Class A Contractor's License), requested that the Board grant him permission to be the Qualified Person for a second company for roofing only. Mr.

Trimble wanted to keep his roofing business separate from his Class A contracting company's license.

Mr. Trimble withdrew his request prior to the meeting.

Kevin Griswold, Qualified Person for Griswold Property Solutions, LLC (Class B Contractor's License), requested that the Board grant him permission to be the Qualified Person for a second company, Griswold Roofing, LLC (Roofing Only Contractor's License). Mr. Griswold wished to keep his roofing business separate from his Class B Contractor's business license.

After hearing Mr. Griswold's reasoning for maintaining a separate, second license for roofing, Board Member Harder made a motion to approve the request for the second license. Board Member Doeden seconded the motion. The motion passed. (8 – 0)

Adjournment

With no other business to conduct, Board Member Coonrod made a motion to adjourn the meeting. Board Member Wilhite seconded the motion. The motion was approved. (8 – 0)

The meeting adjourned at 1:21 p.m.