

BOARD OF BUILDING CODE STANDARDS AND APPEALS MINUTES

December 6, 2021

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, Harder, Millspaugh, Purkey, Redford, Wilhite, Zimbelman

Staff Members Present: Chris Labrum, KaLyn Nethercot, Chris Nordick (virtual), Penny Bohannon, Elaine Hammons, Bret Johnston (MABCD), Jeff Van Zandt (City Law Department)

Chairman Redford called the regular meeting of the Board of Building Code Standards and Appeals to order at 1:01 p.m. on Monday, December 6, 2021, at the Ronald Reagan Building, Metropolitan Area Building and Construction Department, 271 W. 3rd, 3rd Floor, Room 318 – Training Room, Wichita, Kansas.

Approval of the November 1, 2021, minutes.

Board Member Wilhite made a motion to approve the November 1, 2021, minutes. Board Member Harder seconded the motion. The motion carried. (8– 0)

Public Agenda.

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

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

Condemnations:

New Cases:

There were no new cases for December.

Review Cases:

1. 1846 S. Water St

Leon Dukes, potential buyer, was present on behalf of this property.

Vacant and open, this is a one- and one-half story frame dwelling about 63 x 26 feet in size. This structure has been badly damaged by fire. It has rotted and missing siding; sagging and badly worn composition roof, with holes; dilapidated front and rear porches; and the 20 x 18 foot accessory structure has been fire damaged.

Mr. Dukes explained that the owner was not able to attend the meeting, however, she had hired a probate attorney through Legacy, LLC, to oversee the probate process of the property. Mr. Dukes has had an engineer assess the structure, and continues to work toward the purchase of the property.

Board Member Harder made a motion to allow until the next regular meeting for Mr. Dukes to bring proof of available funds for the repairs of the property, provide the engineer's letter, and a letter from the attorney overseeing the probate action on the owner's behalf, verifying the status of the property. Board Member Coonrod seconded the motion. The motion passed. (8 – 0)

2. 9120 W. Westport St

Due to illness, the property owner was unable to attend the meeting. Sarah Briley, attorney for the lien holder was present.

This is a one-story frame dwelling about 54 x 32 feet in size. Vacant for at least six months, this structure has been badly damaged by fire. It has holes in the siding and a sagging, badly worn composition roof, with holes.

At the time of the meeting the property owner had not obtained inspection as previously required by the Board. There appears to have been little or no progress on the repairs.

Board Member Millspaugh made a motion that the owner appear at the February 7, 2022, meeting and present a letter of assessment from a structural engineer, show significant progress with the repairs, and maintain the site in a clean and secure condition in the interim. Board Member Harder seconded the motion. The motion carried. (8 – 0)

New development regarding the request by William “Will” White, Qualified Person/Owner of Top Tier Roofing and Restoration, LLC, to start a new company with a new name due to previous legal issues.

Mr. William “Will” White addressed the Board regarding his request for a new license. As required by the Board at the November 1, 2021, meeting, Mr. White paid fees to reopen the unresolved permits issued to Top Tier Roofing and Restoration, LLC. He also consulted with MABCD Assistant Director, Kortney Capello, to arrange inspection of those jobs. Mr. White asked that the Board allow him to obtain a new license so he could transfer the permits to the new company.

In agreement with MABCD staff recommendation, Board Member Coonrod made a motion to allow Mr. White to obtain a new license in order to schedule inspections on the reopened permits with the condition that Mr. White’s license/company remain on probation until all the permits are resolved or for a minimum of one year, whichever is longer. Board Member Millspaugh seconded the motion. The motion was approved. (8 – 0)

MABCD Updates.

Chris Labrum, MABCD Director, advised the Board that the 2021 Editions of the International Mechanical Code and the Uniform Plumbing Code were adopted by the Board of County Commissioners and the City Council with January 1, 2022, as the beginning date for enforcement.

Adjournment.

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

The meeting adjourned at 1:21 p.m.