

# BOARD OF BUILDING CODE STANDARDS AND APPEALS MINUTES

**February 2, 2026**

**Location:** Ronald Reagan Building, 271 W. 3<sup>rd</sup>, 1<sup>st</sup> Floor, MABCD Large Conference Room, Room 126

**Members:** Francisco Banuelos, Brad Doeden, Miles Millspaugh, Ed Murabito, Eric Purkey, Brad Rice, Shay White, Taylor Zimbelman

**Present:** Doeden, Millspaugh, Murabito, Rice, White

**Staff Members Present:** Chris Labrum, Tim Wagner, Richard Chamberlin, Bret Johnston, Elaine Hammons (MABCD); Jenna Morgan (City of Wichita Law Department); Armand Shukaev (Sedgwick County Counselor's Office)

Chairman Doeden called the regular meeting of the Board of Building Code Standards and Appeals to order at 1:03 p.m. on Monday, February 2, 2026, at the Ronald Reagan Building, Metropolitan Area Building and Construction Department, 1<sup>st</sup> Floor, MABCD Large Conference Room, Room 126, Wichita, Kansas.

## **Approval of the May 5, 2025, Regular Meeting Minutes**

Board Member Millspaugh made a motion to approve the May 5, 2025, regular meeting minutes. Board Member Murabito seconded the motion. The motion carried. (5 – 0)

Chairman Doeden asked the Board and staff to introduce themselves.

## **Public Agenda**

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

## **New Business**

Condemnation Hearings

## **New Cases**

There were no new cases for February.

## **Review Cases**

There were no review cases for February.

## **License Revocation Hearing**

### **ICT Home Pros, LLC, Class A License, Qualified Person – Alvaro Ramirez**

Mr. Alvaro Ramirez and Mr. Cesar Ramirez were present.

Assistant County Counselor Armand Shukaev explained to the Board that MABCD received a complaint alleging unpermitted work was performed by ICT Home Pros, LLC. Upon investigation of the complaint, the MABCD Assistant Director, Tim Wagner, discovered that a high percentage of permits issued to ICT Home Pros, LLC, had reached a void status without the required inspections being requested by the company.

Mr. Shukaev told the Board that errors by the contractor in allowing the permits to move to a void status without inspections did not mean the Board would automatically have to revoke the license. MABCD recommended that the ICT Home Pros, LLC, license be placed on probation for a period of one year, but the parameters of the probation would be decided by the Board.

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Board Member White made a motion to place ICT Home Pros, LLC, on a probationary status for a period of one year with the following conditions:

- 1) Work with MABCD staff to get the unresolved permits reopened and inspected, or if no work was performed, to get the permits voided properly.
- 2) Cooperate with MABCD staff regarding any further permits obtained.
- 3) Update MABCD staff every sixty days regarding ICT Home Pros, LLC, progress in getting permits reopened and inspected or voided properly.
- 4) If ICT Home Pros, LLC, successfully resolves the permits before the one-year probationary period is over, MABCD staff may come before the Board to request that the probation be terminated and ICT Home Pros, LLC, be returned to regular active status.

Board Member Millspaugh seconded the motion.

The motion carried. (5 – 0).

Mr. Shukaev requested that the remaining two license hearings (Truett Construction & Roofing, Inc., Class B License, Qualified Person – Lukas Truett and ADF Remodeling, LLC, dba AD Handyman & Remodeling, Class B License, Qualified Person – Dalton French) be deferred to a later date if MABCD staff determined the hearings were still necessary.

Board Member Millspaugh made a motion that the Board continue the license hearings for Truett Construction & Roofing, Inc., Class B License, Qualified Person – Lukas Truett and ADF Remodeling, LLC, dba AD Handyman & Remodeling, Class B License, Qualified Person – Dalton French until a later date if MABCD staff determined them to be necessary.

Board Member White seconded the motion.

The motion was approved. (5 – 0)

### **MABCD Updates**

Chris Labrum, MABCD Director, explained the difference in the license disciplinary hearing for ICT Home Pros, LLC, and the two contractors that had their licenses revoked at the April 7, 2025, hearing. In the case of the two revoked licenses, both contractors admitted to MABCD staff that work had been performed without required inspections, and in some cases, without obtaining required permits. Those contractors did not respond to efforts by MABCD staff to make contact in attempts to mitigate the situation without taking Board action. It was not until the Board voted to revoke both licenses and both contractors received notice of the revocations that they initiated contact with MABCD staff.

A Case Manager Inspector Position was approved in the budget with the purpose of having an inspector to follow up on stop work orders and other issues related to unpermitted work and/or unlicensed contractors.

Although there were many emergency demolitions in 2025, there were no formal condemnations brought to the Board. Mr. Labrum anticipated that MABCD would move forward with formal condemnation requests for Board action in the upcoming months.

MABCD is still looking for qualified individuals who may be interested in being appointed to the open Board positions.

### **Adjournment**

With no other business to discuss, Board Member Millspaugh made a motion to adjourn the meeting. Board Member White seconded the motion. The motion carried. (5 – 0)

The meeting adjourned at 1:41 p.m.