

BOARD OF BUILDING CODE STANDARDS AND APPEALS MINUTES

April 5, 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: Coonrod, Doeden, Millspaugh, Purkey, Redford, Zimbelman

Staff Members Present: Chris Labrum, Kortney Capello, KaLyn Nethercot, Penny Bohannon, Elaine Hammons (MABCD); Jeff Van Zandt, virtually, (City of Wichita, Law Dept.,)

The regular meeting of the Board of Building Code Standards and Appeals was called to order by Chairman Redford at 1:00 p.m. on Monday, April 5, 2021, at the Ronald Reagan Building, Metropolitan Area Building and Construction Department, 271 W. 3rd, 3rd Floor, Room 318 – Training Room, Wichita, Kansas. The meeting was held in person and virtually.

Approval of the November 2, 2020, minutes.

Board Member Millspaugh made a motion to approve the March 1, 2021, minutes. Board Member Doeden seconded the motion. The motion carried. (6 - 0)

Public Agenda.

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

New Business

Condemnations:

New Cases:

There were no new condemnations for April.

Review Cases:

1. 749 N. Minneapolis Ave (Duplex)

There was no one present on behalf of this property.

This is a one-story frame dwelling about 30 x 54 feet in size. Vacant and open, this structure has rotted and missing vinyl siding; badly worn composition roof, with holes; deteriorated front and rear porches; and rotted soffits, fascia and trim.

There has been no significant change in the condition of the property, and the exterior dumping issue has worsened. The taxes are paid.

In agreement with the staff recommendation, Board Member Coonrod 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 Millspaugh seconded the motion. The motion carried. (6 – 0)

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

2. 926 S. Main St

The owner, Richard Doubrava, was present.

A one- and one-half story frame dwelling about 48 x 26 feet in size, the building has been vacant for an undetermined amount of time. This structure has exposed wood siding; badly worn and sagging roof, with holes; deteriorated front porch; and two of the three accessory structures are deteriorated.

After an interior inspection performed by Kortney Capello, Assistant Director and Certified Building Official, he reported that the structural integrity of the interior walls and roof system presented a serious concern for safety.

Mr. Doubrava told the Board that he had arranged for a structural engineer to assess the condition of the building on April 15, 2021. Meanwhile, he had been trying to stabilize the walls and roof so he could remove the contents.

Given the potential danger that the condition of the building posed, KaLyn Nethercot, Neighborhood Inspection Administrator, suggested to the Board that the case be returned to regular Neighborhood code enforcement. Neighborhood Inspection staff could immediately begin processing the case as an emergency demolition.

In agreement with staff assessment, Board Member Coonrod made a motion to return the property to regular Neighborhood code enforcement for processing as an emergency demolition. Board Member Doeden seconded the motion. The motion passed. (6 – 0)

MABCD Updates

Chris Labrum, MABCD Director, informed the Board that a new Elevator Code would be presented to the Board of County Commissioners for adoption. Anticipating the Commissioners adoption of the new Elevator Code, MABCD would then present it to the City Council.

He mentioned that the State Legislation was considering statewide standards be enacted for regulating elevators, except in jurisdictions with standards that meet or exceed those proposed. Another bill on licensing elevator contractors was also in discussion at the State level.

Kortney Capello, MABCD Assistant Director, told the Board that MABCD staff and Sedgwick County Fire District 1 staff had implemented a new method to assist Sedgwick County Fire in getting notifications when new commercial building permits in small towns and unincorporated Sedgwick County were ready for a final inspection. The process uses the MABCD permitting and inspection software to alert the contractor to contact Sedgwick County Fire to perform a fire occupancy inspection prior to any final building inspections. Once the required fire occupancy inspection is approved, the final building inspection can be performed.

Adjournment.

With no other business to conduct, Board Member Coonrod made a motion to adjourn the meeting. Board Member Doeden seconded the motion. The motion was approved. (6 – 0)

The meeting was adjourned at 1:15 p.m.