

BOARD OF BUILDING CODE STANDARDS AND APPEALS MINUTES

August 2, 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, Harder, Millspaugh, Redford, Wilhite, Zimbelman

Staff Members Present: Chris Labrum, KaLyn Nethercot, Penny Bohannon, Chris Nordick, Elaine Hammons (MABCD); Rusty Leeds, Assistant County Manager; Deputy Chief/Fire Marshal Dan Wegner, Division Chief Robert Timmons (SCFD 1)

The regular meeting of the Board of Building Code Standards and Appeals was called to order by Chairman Redford at 1:02 p.m. on Monday, August 2, 2021, at the Ronald Reagan Building, Metropolitan Area Building and Construction Department, 271 W. 3rd, 3rd Floor, Room 318 – Training Room, Wichita, Kansas. Due to technological issues, the meeting was not available virtually.

Approval of the July 12, 2021, minutes.

Board Member Millspaugh made a motion to approve the July 12, 2021, minutes. Vice Chairman Harder seconded the motion. The motion carried. (7 – 0)

Public Agenda.

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

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

New Business

Condemnations:

Review Cases:

1. 334 N. Joann St (Duplex)

The owner of the property, Chris Johns, was present,

A one-story frame dwelling about 48 x 24 feet in size, this building has been vacant for an unknown amount of time. This structure has a cracking foundation; missing wood siding; rotted trim and exterior wood around doors and windows; and the accessory structures are in good condition.

Mr. Johns informed the Board that a structural engineer had assessed the property condition. The engineer's report required that the foundation be replaced. A permit for the replacement/repair of the foundation was issued to a licensed general contractor in July. He assured the Board that he would proceed with the other repairs once the foundation was completed.

Board Member Wilhite made a motion to have Mr. Johns report on the condition of the premise and the status of the repairs at the October meeting, maintaining the site in a secure and clean condition in the interim. Vice Chairman Harder seconded the motion. The motion carried. (7 – 0)

2. 1127 N. Broadway Ave (Front Only)

Don Lobmeyer, owner of the property, was present.

Vacant for at least six months, this mutiple-story frame dwelling is about 69 x 40 feet in size. This structure has been damaged by fire; the upper egress no longer has staircase on exterior; deteriorated and missing wood trim and soffits; and the 10 x 10 and 8 x 15 foot accessory structures are in poor condition.

Mr. Lobmeyer told the Board he was trying to arrange for a structural engineer to assess the structure

Vice Chairman Harder made a motion to have Mr. Lobmeyer return to the September 13, 2021, meeting with a plan of action for the repair or sale of the property, keeping the premise in a clean and secure condition In the intermim. If there is no plan of action when the owner returns to the September meeting, the property will go to the City Council with a recommendation of condemnation, with ten days to begin demolition and ten days to complete removal of the structure. Board Member Coonrod seconded the motion. The motion carried. (7 - 0)

New Cases:

1. 1051 N. Poplar Ave

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

KaLyn Nethercot, Neighborhood Inspection Administrator, advised the Board that the property had a new owner, and the new owner had contacted her and stated that he was in the process of arranging the demolition of the structure.

2. 1215 N. Piatt Ave

There was no one present to represent this property,

This one-story frame dwelling is approximately 26 x 34 feet in size. Vacant and open, this structure has been damaged by fire. It has rotted and missing siding; badly worn composition roof with holes; and the wood trim and framing members are fire and water damaged.

In agreement wth MABCD Staff recommendation, Board Member Doeden made a motion to refer the property to the City Council for condemnation, with ten days to begin wrecking the property and ten days to complete demolition. Board Member Coonrod seconded the motion. The motion was approved. (7 – 0)

3. 1352 N. Terrace Dr

There was no one present on behalf of this property.

Approximately 28 x 38 feet in size, this one- and one-half story frame dwelling is vacant and open. This structure has vinyl siding with some holes; worn and raised composition shingles; and wood rot at numerous window sills and frames.

In agreement with MABCD Staff recommendation, Vice Chairman Harder made a motion to refer the property to the City Council for condemnation, with ten days to initiate the removal of the structure and ten days to complete the wrecking. Board Member Millspaugh seconded the motion. The motion carried. (7 – 0)

4. 1452 N. Lorraine Ave

The owner was not present at the meeting.

A one- and one-half story frame dwelling, this structure is about 32 x 42 feet in size. Vacant for at least four years, this structure has concrete block foundation, with missing blocks; rotted and missing metal and vinyl siding; sagging composition roof, with holes; deteriorated front porch; rotted and missing wood trim and framing members; and the 12 x 20 foot carport is in poor condition.

(1452 N Lorraine Ave con't)

In agreement with MABCD Staff recommendation, Board Member Wilhite made a motion to to send the property to the City Council, recommending condemnation, with ten days to begin razing the building and ten days to finish the demolition. Board Member Zimbelman seconded the motion. The motion carried. (7 – 0)

5. 421 E. 57th S. (Manufactured Home)

There was no one present on behalf of this property.

A manufactured home about 55 x 30 feet in size, it is vacant and open. The structure has been damaged by fire. It has rotted and missing wood siding; sagging and badly worn composition roof, with holes; leaning steps on front porch; and the wood trim and framing members are damaged and missing.

In agreement with MABCD Staff recommendation, Board Member Millsbaugh made a motion to refer the property to the City Council with a recommendation of condemnation, with ten days to begin wrecking and ten days to complete the demolition. Vice Chairman Harder seconded the motion. The motion was approved. (7 – 0)

6. 1846 S. Water St

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

7. 2445 S. Ida Ave (House Only)

Joel Copeland, partner of the owner, was present.

Vacant and open, this one-story frame dwelling is about 30 x 40 feet in size. This structure has been damaged by fire. It has a shifting concrete foundation; missing siding; composition roof wth holes; fire damaged front porch; and the wood trim and framing members are fire damaged.

Mr. Copeland told the Board that he hoped to sell the property, but if he was unable to do that, he may have to demolish the structure.

In agreement with the MABCD Staff recommendation, Vice Chairman Harder made a motion to refer the the property to the City Council with a recommendation of condemnation, with ten days to start wrecking the structure and ten days to complete the removal. Board Member Coonrod seconded the motion. The motion was approved. (7 - 0)

8. 9120 W. Westport St

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

Dale Diggs, Diggs Construction Company, Class B Contractor's License, BUS-201, requesting permission to be the Qualified Person for a second Class B Contractor's License (Q-D Construction Services, LLC).

Mr. Diggs was unable to attend the meeting due to expected issues with his flight. The consensus of the Board was to defer action on the request until Mr. Diggs could be present to answer questions from the Board.

Discussion of Fire Service Drives.

Fire Chief Doug Williams and Division Chief Robert Timmons provided an explanation for their objection to reducing the widths of fire service drives to 14.' They presented photos that illustrated the reason that a service drive needs to be at least 20' wide to safely accommodate the vehicles and the equipment. They also discussed the need to be able to transport the firefighters close enough to a structure to battle a fire so they do not deplete much of their energy by walking several hundred feet in full gear.

Considering the points brought forth by Fire Chief Williams and Division Chief Timmons, Board Member Coonrod made a motion to table the discussion until the September 13, 2021, meeting, correcting the proposed changes to include the SCFD 1 recommended widths and corresponding distances, meanwhile seeking the input of the Wichita Area Builders' Association. Vice Chairman Harder seconded the motion. The motion passed. (7 – 0)

MABCD Updates.

Chris Labrum, Director of MABCD, shared with the Board that the Mechanical and Plumbing Codes are under review for proposed adoption in the near future.

Due to the recent much-publicized building collapse in Florida, Mr. Labrum reported that MABCD received some calls expressing concern that a similar disaster might occur within Wichita or Sedgwick County. MABCD staff followed up the with property owners on each of the calls.

Adjournment.

With no other business to conduct, Board Member Coonrod made a motion to adjourn. Board Member Wilhite seconded the motion. The motion passed. (7 -0)

The meeting adjourned at 1:53 p.m.