

BOARD OF BUILDING CODE STANDARDS AND APPEALS MINUTES

October 3, 2022

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, Shay White

Present: Francisco Banuelos, Randy Coonrod, Brad Doeden, Miles Millspaugh, Eric Purkey, Russ Redford, Shay White

Staff Members Present: Chris Labrum, KaLyn Nethercot, Penny Bohannon, Elaine Hammons, Jason Little (MABCD); Jeff Van Zandt, (City of Wichita Law Department); Jose Ocadiz (WFD)

Chairman Redford called the regular meeting of the Board of Building Code Standards and Appeals to order at 1:03 p.m. on Monday, October 3, 2022, 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 July 11, 2022, Minutes

Board Member Millspaugh made a motion to approve the July 11, 2022, minutes. Vice Chairman Doeden seconded the motion. The motion carried. (7 – 0)

Public Agenda.

There was no one present 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 October.

Review Cases:

1. 1430 N. Green St

There was no one present on behalf of this property.

A one-story frame dwelling approximately 28 x 24 feet in size, the property has been vacant for at least a year. This structure has cracking block foundation; missing vinyl siding; badly worn composition roof; deteriorated window trim; and the 20 x 20 foot accessory structure is deteriorated.

Norman Carter III inherited the property from a relative. An error in the legal documents was discovered when Mr. Carter tried to establish ownership of the property in his name. Mr. Carter has an attorney working on the legalities to clarify the ownership so the property can be titled to Mr. Carter. KaLyn Nethercot, Neighborhood Inspection Administrator, told the Board that staff has been in contact with Mr. Carter, and staff is able to monitor the condition of the site while the issues with the legal paperwork are resolved.

In agreement with MABCD staff, Vice Chairman Doeden made a motion to return the property to regular code enforcement. Board Member Purkey seconded the motion. The motion passed. (7 – 0)

(Condemnations - con't)

2. 4810 E. Gilbert St (Duplex)

Brad Hershberger, owner of the property was present.

This one-story frame dwelling, vacant and open, is about 56 x 24 feet in size. This structure has been damaged by fire. It has cracking concrete basement walls; fire damaged and missing vinyl siding; incorrectly repaired ventilation holes in roof; and the front and rear porches are deteriorated.

There are taxes still delinquent, and there are special assessments against the property for board-ups. No interior inspection has been performed by MABCD staff.

Mr. Hershberger told the Board that he had tried to arrange an interior inspection, however, he had to cancel the first inspection and had been unable to reschedule the inspection. He told the Board that he has paid some of the taxes and intends to pay the remaining taxes, Mr. Hershberger said he recently inherited some money, which would allow him to pay for the needed repairs.

As recommended by MABCD staff, Board Member Millspaugh made a motion to refer the property to the City Council for condemnation, with ten days to begin wrecking the structure and ten days to complete the demolition. Board Member Coonrod seconded the motion. The motion was approved. (7 – 0)

Paul Gray (Class B Contractor's License – GrayCon Building Group; Class C Contractor's License – Paul Gray Homes, LLC) requests to be the Qualified Person for a third contractor's license, CASR Construction, (Class C Contractor's License).

Mr. Gray was not present at the meeting.

Chairman Redford recused himself from any comment or action on Mr. Gray's request due to an ongoing working relationship between Chairman Redford's employer and Mr. Gray.

Board Member Coonrod made a motion that the Board withhold any action on Mr. Gray's request to be the Qualified Person for a third contractor's license until such time that Mr. Gray could be present for the meeting. Vice Chairman Doeden seconded the motion. The motion carried. (6 – 0)

MABCD Updates

Battalion Chief Jose Ocadiz addressed the Board regarding fire sprinkler and fire alarm installations. He said that a number of general contractors expressed the opinion that the Wichita Fire Department was to blame for the delays on getting final inspections due to sprinkler and alarm inspections not being complete and signed off. Chief Ocadiz explained that it was a matter of understanding and following the process for inspection(s) during the phases of the installation(s), as the fire alarms and fire sprinklers are some of the last installations to receive inspection.

Adjournment

With no other business to conduct, Board Member Millspaugh made a motion to adjourn the meeting. Board Member Purkey seconded the motion. The motion carried. (7 – 0)

The meeting adjourned at 1:22 pm.