

# BOARD OF BUILDING CODE STANDARDS AND APPEALS MINUTES

**October 2, 2023**

**Location:** Ronald Reagan Building, 271 W. 3<sup>rd</sup>, 3<sup>rd</sup> Floor, Room 318

**Members:** Francisco Banuelos, Brad Doeden, Miles Millspaugh, Eric Purkey, Russ Redford, Brad Rice, Shay White, Gregg Wilhite, Taylor Zimbelman

**Present:** Banuelos, Doeden, Millspaugh, Purkey, Rice, White, Wilhite, Zimbelman

**Staff Members Present:** Chris Labrum, Tim Wagner, KaLyn Nethercot, Richard Chamberlin, Penny Bohannon, Elaine Hammons (MABCD); Jeff Van Zandt (City of Wichita Law Department); Fire Marshal Brad Crisp (SCFD 1)

Vice Chairman Doeden called the regular meeting of the Board of Building Code Standards and Appeals to order at 1:01 p.m. on Monday, October 2, 2023, at the Ronald Reagan Building, Metropolitan Area Building and Construction Department, 271 W. 3<sup>rd</sup>, 3<sup>rd</sup> Floor, Room 318 – Training Room, Wichita, Kansas.

## **Election of Chairman and Vice Chairman**

Board Member Wilhite nominated Vice Chairman Doeden for Chairman. Board Member Millspaugh seconded the nomination. Vice Chairman Doeden was elected Chairman with a vote of 7 – 0 in his favor. (Vice Chairman Doeden abstained from voting.)

Chairman Doeden nominated Board Member Gregg Wilhite for Vice Chairman. Board Member Millspaugh seconded the nomination. Board Member Wilhite was elected Vice Chairman with a vote of 7 – 0 in his favor. (Board Member Wilhite abstained from voting.)

## **September 11, 2023, Minutes**

Board Member Millspaugh made a motion to approve the September 11, 2023, minutes. Board Member Rice seconded the motion. The motion carried. (8 – 0),

## **Public Agenda.**

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

## **Condemnations:**

### **New Cases:**

There were no new cases for October.

### **Review Cases:**

#### **1. 2414 E. Graham Ave**

Armaan Mehta, property owner, was not able to attend the meeting in person or virtually.

This one-story frame dwelling is about 42 x 26 feet in size. Vacant for at least two years, this structure has a shifting and cracking concrete block crawl space, with missing blocks; rotted and missing vinyl siding; sagging and badly worn composition roof; all porches are deteriorated and the 10 x 14 foot accessory structure is dilapidated.

**(Condemnations—2414 E. Graham Ave con't)**

KaLyn Nethercot, MABCD Neighborhood Inspection Administrator, gave the Board an update on the property. She told the Board that Mr. Mehta had scheduled an engineer's assessment of the property for October 12, 2023.

After a brief discussion among the Board, Vice Chairman Wilhite made a motion to defer the property to the November 6, 2023, BCSA agenda, when the engineer's assessment could be considered by the Board before taking action on the property, with the owner required to maintain the site in a clean and secure condition in the interim. Board Member Millspaugh seconded the motion. The motion carried. (8 – 0)

**Request to be a Qualified Person for a Second License.**

Cesar Gutierrez, Qualified Person and owner of Cesar Gutierrez dba C G Construction and Remodeling (Class B Contractor's License, BUS2011-07962) requested the Board's approval to be the Qualified Person for a second license, L G Roofing & Construction LLC (Roofing Only). Mr. Gutierrez stated that his reason for requesting a second license was to keep the construction business and roofing business separate.

Board Member Millspaugh made a motion to approve the second license. Board Member White seconded the motion. The motion passed. (8 – 0)

**MABCD Updates.**

Chris Labrum, MABCD Director, apprised the Board of an impending hearing on a Drain Cleaner's license appeal going before the Plumbing and Gas Fitters Advisory Board in October.

Mr. Labrum told the Board that the newer editions of both the plumbing code and the mechanical code would be under review for updates and amendments. He added that the electrical code review was in progress.

**Adjournment**

With no other business to discuss, Vice Chairman Wilhite made a motion to adjourn the meeting. Board Member Millspaugh seconded the motion. The motion passed. (8 – 0)

The meeting adjourned at 1:16 pm.