

# BOARD OF BUILDING CODE STANDARDS AND APPEALS MINUTES

**September 11, 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:** Doeden, Millspaugh, Purkey, Rice, Wilhite, Zimbelman

**Staff Members Present:** Tim Wagner, KaLyn Nethercot, Richard Chamberlin, Penny Bohannon, Elaine Hammons (MABCD); Jeff Van Zandt (City of Wichita Law Department)

Vice Chairman Doeden called the regular meeting of the Board of Building Code Standards and Appeals to order at 1:00 p.m. on Monday, September 11, 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.

Vice Chairman Doeden asked the Board Members and staff to introduce themselves.

## **June 5, 2023, Minutes**

Board Member Millspaugh made a motion to approve the June 5, 2023, minutes. Board Member Wilhite seconded the motion. The motion carried. (6 – 0),

## **Public Agenda.**

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

## **Condemnations:**

### **New Cases:**

#### **1. 739 S. Lulu Ave**

The owner, Luis Lopez, was present.

A one-story frame dwelling about 32 x 24 feet in size, this structure has been vacant for at least two months. This structure has a cracking block foundation, with missing blocks; missing and fire damaged wood siding; sagging and badly worn composition roof; fire damaged front porch; fire damaged wood trim and framing members and the 16 x 11 foot accessory structure is dilapidated.

Permits were issued for the necessary repairs on the property. MABCD staff noted that work was steadily progressing.

Board Member Wilhite made a motion to return the property to regular code enforcement.

Board Member Purkey seconded the motion. The motion was approved. (6 – 0)

#### **2. 2230 N. Piatt Ave (fourplex)**

Willie Smith, property owner, was present.

This structure is a one-story frame dwelling about 30 x 133 feet in size. Vacant for at least two years, this structure has a cracking east concrete foundation; rotted and missing stucco siding; sagging and badly worn composition roof, with holes and the front and rear porches are deteriorated.

**(Condemnations--2230 N. Piatt Ave (fourplex) con't)**

Mr. Smith told the Board that there had been no change in the status of the property. He had attempted to find an attorney to take the case to probate, but he was not able to find an attorney willing to take the case. With numerous heirs involved, Mr. Smith can't initiate work on the property unless he obtains complete ownership.

Based on the recommendation of MABCD staff, Vice Chairman Doeden made a motion to send the property to the City Council for condemnation, with ten days to begin demolition and ten days to complete the removal.

Board Member Wilhite seconded the motion. The motion carried. (6 – 0)

**3. 2414 E. Graham Ave**

Armaan Mehta, property owner, attended 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.

MABCD staff performed an interior inspection of the property. Previously converted to a duplex, it is now being converted back to a single-family dwelling. Before a permit can be issued for construction, an engineer's assessment must be obtained.

Mr. Mehta explained to the Board that he had attempted to have the exterior maintained in a clean and secure condition. His intent is to get the property into a good condition.

Board Member Wilhite inquired about the time frame Mr. Mehta had in mind to bring the property into compliance. Mr. Mehta said that the exterior is now secure, and he has hired HVAC, electrical and plumbing contractors. He has a management company assisting with maintaining and overseeing the property.

Vice Chairman Doeden made a motion to defer action on the property until the next regularly scheduled meeting with Mr. Mehta to reappear before the Board with a status report on the property.

Board Member Millspaugh seconded the motion. The motion carried. (6 – 0)

**4. 806 S. Pinecrest St**

The property owner, Juan Perez, was present.

A one-story frame dwelling approximately 24 x 30 feet in size, it has been vacant for at least three years. This structure has a concrete crawl space with missing concrete; missing vinyl siding; deteriorated and fire damaged framing members and the 10 x 10 accessory structure is deteriorated.

An interior inspection was performed on the structure by MABCD staff on September 7, 2023. A structural engineer must assess the building before permits will be issued. Mr. Perez told the Board that he has hired a contractor and plans to meet with him within a few days. The contractor will arrange for a structural engineer to assess the property.

Board Member Millspaugh made a motion to have Mr. Perez return to update the Board on the status of the property at the November meeting, maintaining the site in a clean and secure condition in the interim.

Board Member Rice seconded the motion. The motion carried. (6 – 0)

**(Condemnations—con't)**

**Review Cases:**

There were no review cases for September.

**MABCD Updates.**

Tim Wagner, MABCD Assistant Director, told the Board that election of Board Chair and Vice Chair would be held at the October meeting.

**Adjournment**

With no other business to discuss, Board Member Millspaugh made a motion to adjourn the meeting.

Board Member Purkey seconded the motion. The motion passed. (6 – 0)

The meeting adjourned at 1:35 pm.