



MEETING MINUTES

Building and Standards Commission

Thursday, July 16, 2015

4:00 PM

City Hall, 200 Rusk Street, Council Chambers

Members Present: Robbie Baugh, Jock Conner, John Hendrik, Thomas Robinson, Jess Cason and Michael Blake
Members Absent: Buster Bezner
Staff Present: Julie Smith, Linda Ames, Dale Alexander, Jennifer Ekstrand,
Visitors Present: Joe Geray and Lorrie Geray
Chair: Thomas Robinson

Item 1 – Call to Order

Chair Robinson called the meeting to order at 4:00 pm.

Item 2 - Approval of Minutes *from: April 16, 2015*

Chair Robinson moved to approve the minutes from the April 16, 2015, Building and Standards Commission ("BSC") Hearing as presented by staff, and Commissioner Blake seconded the motion. All present voted AYE. Motion carried unanimously.

Item 3 – CASE #14-00644

Chair Robinson read the item into the record:

CASE #14-00644

1433 Gribble

Supplementary Order(s) to address relocation and storage of Julie Ann Dooley's personal property.

Building Official Smith requested the removal of this item from the agenda due to change of owner. This item was then removed from the agenda.

Item 4 – CASE #15-00353

Chair Robinson read the item into the record:

CASE #15-00353

1309 Witherspoon

Dilapidated/Substandard Structure

Building Official Julie Smith shared with the Commission that 1309 Witherspoon is owned by Joe & Lorrie Geray. Both attended the hearing concerning their property. BO Smith explained that the owners intended to remodel the structure and live in it while they remodeled their home. Though staff believed the owners would remodel the structure, BO Smith requested that if the Commission wanted to give the owners an opportunity to repair the structure that it first determine whether the structure was Dilapidated/Substandard. If the Commission found that it was substandard, it could then grant the owners up to 90 days to bring the structure up to current building codes.

BO Smith presented the case related to 1309 Witherspoon with pictures of the various building standards violations of the structure that lead to its extreme dilapidated condition. She summarized the issues as follows:

Faulty Weather Protection

- Deteriorated or ineffective waterproofing of exterior walls, roof, foundations or floors including broken or missing windows or doors
- Broken, rotted, split or buckled exterior wall or roof coverings

Hazardous or Unsanitary Premises

Hazardous Electrical

Hazardous Plumbing

Inadequate Exits

Inadequate Fire Protection or Fire Fighting Equipment

Inadequate Sanitation

- Lack of or improper water closet, lavatory, bathtub or shower in a dwelling unit
- Lack of adequate heating facilities
- Dampness of habitable rooms
- General dilapidation or improper maintenance

Structural Hazards

- Members of walls, partitions, or other vertical supports which list, lean, split or buckle due to defective material or deterioration
- Deteriorated or inadequate foundations
- Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration

The new property owners addressed the Commission and expressed a desire to repair the structure. They provided quotes they had obtained to bring the structure up to City Code.

Staff recommended the Building and Standards Commission find the structure located at 1309 Witherspoon dilapidated/substandard and also supported the owners' request to give them an opportunity to repair the structure.

Commissioner Baugh moved, as recommended by staff, to find the structure located at 1309 Witherspoon dilapidated/substandard based on the following:

Faulty Weather Protection

- Deteriorated or ineffective waterproofing of exterior walls, roof, foundations or floors including broken or missing windows or doors
- Broken, rotted, split or buckled exterior wall or roof coverings

Hazardous or Unsanitary Premises

Hazardous Electrical

Hazardous Plumbing

Inadequate Exits

Inadequate Fire Protection or Fire Fighting Equipment

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- Members of walls, partitions, or other vertical supports which list, lean, split or buckle due to defective material or deterioration
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and therefore a nuisance. Commissioner Baugh further moved to order the owner to abate the nuisance by repairing the structure within 90 days, or demolish the structure within 90 days. If the owner fails to abate the nuisance or demolish the Structure within 90 days, the City shall demolish the structure and clean and grade the lot. Commissioner Conner seconded the motion. All present voted AYE. Motion carried unanimously.

Item 5 – Adjourn Regular Hearing

Chair Robinson moved to adjourn the hearing. Commissioner Baugh seconded the motion. All present voted AYE. Motion carried unanimously.

The meeting adjourned at 4:28pm

Signature of Chairman: Thomas P. Robinson Date: 9.17.15

Signature of Secretary: Linda Ames Date: 9.17.15