

APPROVED

OAK RIDGE BOARD OF BUILDING AND HOUSING CODE APPEALS

MINUTES

DATE: April 14, 2011

LOCATION: Municipal Building Training Room

PRESIDING: Dr. Bruce Leforce

PRESENT: Dr. Bruce Leforce, Joseph Lee, Philip Nipper, John Russell,
Amy Seiber, Hugh Ward.

ALSO PRESENT: City of Oak Ridge: Tim Cochran, Denny Boss. Citiazens: Ms.
Gail Garey, Mr. Reginald Sisson.

ABSENT: Aaron Wells

Mr. Boss took roll.

Mr. Boss presented the minutes from the meeting on March 10, 2011. Mr. Lee made a motion to accept the minutes of March 10, 2011. Mr. Nipper seconded the motion. Motion passed unanimously.

Hearing of Cases:

Continued cases

Case No. 10-16

Gail Garey, 114 Kingsley Road, violation to Sections 604.3,605.1,605.2,302.1 Sanitation, 302.3 Sidewalk-Driveway, 302.7 Accessory Structures, 304.7 Roof/Drainage, 304.9, 304.10, 304.13.1,305.3,305.4,304.6 Exterior Walls, and R105.1 Permits Required of the International Property Maintenance Code.

Mr. Cochran presented that the City is ready to dismiss this case as Ms. Garey has made all repairs except for some minor brush clean up and minor painting. Mr. Lee made a motion to dismiss this case. Mr. Russell seconded. The motion passed unanimously.

New Cases:

Case No. 11-10

Reginald R. Sisson, 110 E. Malta Road, violation to Sections 302.7 Accessory structures; 304.6 Exterior walls; 304.7 Roofs and drainage; 304.9 Overhang extensions; 304.12 Handrails and guards; and 304.15 Doors of the International Property Maintenance Code. Mr. Cochran presented the case summary and the case recommendation. Mr. Sisson stated that the work to repair the violations should be finished next month. Mr. Lee made a motion to allow Mr. Sisson 30 days to complete the repairs and report back to the

Board. Mr. Russell seconded the motion. Mr. Nipper abstained from any discussion or vote on this case due to his friendship with Mr. Sisson. The motion passed with Mr. Lee, Dr. Leforce, Mr. Russell and Ms. Seiber voting yes. Mr. Nipper abstained and Mr. Ward did not vote since he had not heard the discussion of the case. Four yes votes, one abstain, and one not voting.

Case No. 11-07

Charles Sweeney, 107 Atlanta Road, violation to Sections 304.6 Exterior walls and 304.10 Stairways, decks, porches and balconies of the International Property Maintenance Code.

Mr. Cochran presented the case. The steps are in place but still need work. The surface coating of the exterior has been started and the work on the downspout has started. Staff recommends allowing Mr. Sweeney 30 days to complete the repairs. Discussion ensued as to OSB board being acceptable for exterior use and handrail height requirements. Mr. Cochran said handrails are not required on this height but are recommended by City Staff. Mr. Cochran said repairs are supposed to be completed by this weekend. Mr. Lee made a motion to allow Mr. Sweeney a 30 day extension to complete required repairs. Mr. Nipper seconded the motion and pointed out what appeared from the staff presented photos to be other violations – broken windows and electrical. Motion passed unanimously.

Case No. 11-08

Scott Helus, 118 Atlanta Road, violation to Section 304.2 Protective treatment of the International Property Maintenance Code, and Section 105.3.2 Time limitation of application of the International Building Code.

Mr. Boss presented the case. City Staff recommends allowing Mr. Helus 120 days from 3/15/11 to complete repairs. A new contractor has been hired and has requested 120 days to complete repairs. Dr. Leforce questioned if board can grant 120 days or if 90 days is the limit. Mr. Boss amended his recommendation to allow 60 days. New building permits are in place. Mr. Lee made a motion to allow Mr. Helus 60 days to complete the repairs and report back to the board at the June meeting. Mr. Nipper seconded the motion. Motion passed unanimously.

Case No. 11-09

Robert Marascia Jr, 109 E Holston Lane, violation to various sections of the International Property Maintenance Code (see attached).

Mr. Cochran presented the case. Interior repairs have been completed. The exterior retaining wall needs to be higher. Mr. Lee noted that from the photos rubbish seems to be present. Mr. Lee made a motion to allow Mr. Marascia 30 days as per the city recommendation to correct all outstanding exterior repairs. Mr. Ward seconded the motion. Motion passed unanimously.

New Business: None

Unfinished Business: None

Communications and Miscellaneous Business:

Status of Open Cases:

Case No. 10-14

Virginia Key, 169-171 W. Wadsworth Circle

This property has been sold and should close by the end of April 2011.

Mr. Russell expressed concern as to the cost of demolition projects to the City. Mr. Lee stated that he has concerns as to the safety of residents in building that have been declared unfit.

Meeting Adjourned at 4:00 p.m.



Amy Seiber
Secretary