

Oak Ridge Board of Building and Housing Code Appeals Municipal Building – Training Room

AGENDA

June 12, 2014 - 3:00 p.m.

- I. Roll Call
- II. Approval of Minutes from Previous Meeting Held – May 8, 2014
- III. Hearing of Cases
 - a. **Case# 14-01: 123 E. Tyrone Rd Oak Ridge, TN 37830 (3rd Hearing)** Legal Address: Map: 100A Grp: B Ctrl Map: 100A Parcel: 035.00 Pl: S/I: 000 Subdivision: BLOCK OF 17 LOT 374A Class: 08 – COMMERCIAL. (Owned by: MA, SHIU-YEN WANG AND TA-SHUN ETAL - PO BOX 6993 OAK RIDGE, TN 37831) Complaint: This partially occupied commercial structure was declared Unfit for Human Occupation or Use because it being in violation of ORPMC §13-205. It is in a state of disrepair and lacks adequate facilities for egress in the case of fire or panic. Roof and interior throughout the building have remained insufficiently maintained for several years. This has allowed further dilapidation and decay to occur in the majority of the building, which increases the hazards of fire, accident or other. Required fire sprinkler system throughout is out of service due to a catastrophic failure, which further causes the entire building to be dangerous to the health and safety of the occupants and general public. Estimated cost of structural and nonstructural repair exceeds 50% of the value of the building. The BBHCA decision to order repair or demolition was tabled for sixty (60) and then an additional thirty (30) calendar days to allow the owner time to sale damaged property or show plan of demo or repair. Deadline for required plan of action expires on June 7, 2014.
 - b. **Case# 14-02: 135 E. Tyrone Rd Oak Ridge, TN 37830 (3rd Hearing)** Legal Address: Map: 100A Grp: B Ctrl Map: 100A Parcel: 034.00 Pl: S/I: 000 Subdivision: BLOCK OF 17 LOT 374B Class: 08 – COMMERCIAL. (Owned by: MA, SHIU-YEN WANG AND TA-SHUN ETAL - P O BOX 6993 OAK RIDGE, TN 37831) Complaint: This partially occupied commercial structure was declared Unfit for Human Occupation or Use because it being in violation of ORPMC §13-205. It is in a state of disrepair and lacks adequate facilities for egress in the case of fire or panic. Roof and interior throughout the building have remained insufficiently maintained for several years. This has allowed further dilapidation and decay to occur in the majority of the building, which increases the hazards of fire, accident or other. Required fire sprinkler system throughout is out of service due to a catastrophic failure, which further causes the entire building to be dangerous to the health and safety of the occupants and general public. Estimated cost of structural and nonstructural repair exceeds 50% of the value of the building. The BBHCA decision to order repair or demolition was tabled for sixty (60) and then an additional thirty (30) calendar days to allow the owner time to sale damaged property or show plan of demo or repair. Deadline for required plan of action expires on June 7, 2014.
 - c. **Exclusion of Manufactured Structure (a.k.a. Magic Wok)**
- IV. Unfinished Business
- V. New Business
- VI. Public Comment & Communications