OAK RIDGE BOARD OF BUILDING AND HOUSING CODE APPEALS
MUNICIPAL BUILDING - TRAINING ROOM

AGENDA
OCTOBER 13, 2011
3:00 P.M.

I. Roll Call

II. Approval of Minutes of Meeting Held September 8, 2011

III. Hearing of Cases

Continued Cases

Case No. 11-17
Mr & Mrs. Ogle Moore, 109 Ivy Lane, violation to Sections 304.13/15 Windows/doors; 304.2 Protective treatment of the International Property Maintenance Code

Case No. 11-19
David L. Nelson, 121 Goucher Circle, violation to Sections 302.1 Sanitation; 302.7 Storage buildings; 304.6 Exterior walls; 304.7 Roof/drainage; 304.8, 304.9 Fascia/soffitt; 305.3 Interior surfaces

IV. Unfinished Business

V. New Business
- Board packets distributed via e-mail

VI. Communications and Miscellaneous Business
- Status of Open Cases

UNAPPROVED

OAK RIDGE BOARD OF BUILDING
AND HOUSING CODE APPEALS

MINUTES

DATE: September 8, 2011

LOCATION: Municipal Building Training Room

PRESIDING: Dr. Bruce Leforce

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

ALSO PRESENT: City of Oak Ridge: Denny Boss. Citizens: Ms. Kim Moore

ABSENT None

Mr. Boss took roll.

Mr. Boss presented the minutes from the meeting on August 11, 2011. Mr. Wells made a motion to accept the minutes of August 11, 2011. Mr. Russell seconded the motion. Motion passed unanimously.

Hearing of Cases:
Continued cases

Case No. 11-17
Mr. & Mrs. Ogle Moore, 109 Ivy Lane, violation to Sections 304.13/15 Windows/doors; 304.2 Protective treatment; of the International Property Maintenance Code.

Mr. Boss presented the case and current photos taken 09/08/11 – windows are not secured and no repairs have been done.
Ms. Moore stated she did not receive a letter last month. She has not secured the windows they are still broken and she is waiting for the court to resolve the vandalism case against the juveniles responsible for breaking the windows. Ms. Moore verbally presented a plan of action for repairs:
Foundation and vents to be completed by 11/1/11
Soffit, trim by 10/20/11
Painting by 10/20/11
Electrical wiring needs to go through the City Staff.
Windows and trash removal by 10/25/11
Steps by 11/1/11
Discussion ensued as to what the future plans are for this property and the correct materials to be used to secure the broken window openings.
Mr. Ward stated he saw no legal reason to prevent Ms. Moore from securing the windows as long as the damage and the criminal violations have been documented. Mr. Boss questioned Ms. Moore about replacement windows and offered advice on replacing windows only not trim and sashes.
Mr. Lee made a motion to allow Ms. Moore thirty additional days to secure or replace broken windows. Motion seconded by Mr. Ward. Motion passed with Mr. Lee, Mr. Nipper, Dr. Leforce, Mr. Russell, Mr. Ward and Ms. Seiber voting yes. Mr. Wells voted no. Motion passed six in favor one opposed.

Case No. 11-14
Charles L. Mason, 103 Willard Lane, violation to Sections 304.2 Roof /drainage: 304.6 Exterior walls; 304.7 Exterior paint of the International Property Maintenance Code.
Mr. Boss presented that work has been completed and recommends closing this case.

Mr. Wells made a motion to dismiss this case. Mr. Ward seconded the motion. Motion passed unanimously. (Mr. Lee left meeting before vote to attend to other commitments and did not vote).

New Cases:

Case No. 11-19

David L. Nelson, 121 Goucher Circle, violation to Sections 302.1 Sanitation; 302.7 Storage buildings; 304.6 Exterior walls; 304.7 Roof/drainage; 304.8, 304.9 Fascia/soffit; 305.3 Interior surfaces.
Mr. Boss presented this case the property is currently in foreclosure and therefore the Board cannot legally take any action until ownership is determined.
Mr. Wells made a motion to table this case for 30 days to allow foreclosure to resolve. Mr. Russell seconded the motion. Mr. Nipper stated he would like to see this property immediately secured since the photos seem to show trespassing and open doors and windows. Mr. Wells amended his motion to immediately secure this property. Mr. Ward seconded the amendment to the motion. Mr. Boss said any action by City work crews would have to be done legally and he would confirm that legally the city can secure this property. Mr. Boss will also send current photos to all interested parties showing the vandalism and trespassing and ask that the property be immediately secured and cleaned up. The amendment passed unanimously. The motion passed unanimously.

Case No. 11-20

Oak Ridge Foods c/o Robert Monday, 390 S. Illinois Ave, violation to Sections 302.7 Storage buildings; 304.7 Roof/drainage.
Mr. Boss presented this case. The property is currently in compliance, repairs have been made.
Mr. Russell made a motion to dismiss this case. Mr. Ward seconded the motion.
Mr. Nipper questioned Mr. Boss about the damage to the rear door. Mr. Boss stated that the door had been removed and the opening secured with painted plywood bolted securely to the frame. This is a temporary fix and the door will have to be replaced if the space is leased. In the future if the space is not leased it may require further attention. The motion passed unanimously.

Unfinished Business:
None

New Business:
None

Communications and Miscellaneous Business:
None

Meeting adjourned at 3:50 p.m.

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Amy Seiber
Secretary