

Oak Ridge Board of Building and Housing Code Appeals (BBHCA)

Municipal Building – Training Room

AGENDA

October 11, 2012 @ 3:00 pm

- I. Roll Call
- II. Approval of Minutes from Meeting Held – September 13, 2012
- III. Hearing of Cases
 - a. **Case # 12-10** - 111 Bettis Lane, Oak Ridge, TN 37830 - Legal Address: Map: 105L Grp: A Ctrl Map: 105E Parcel: 037.00 PI: S/I: 000 Subdivision: BLOCK 0L10 LOT 0033 (duplex). Complaint - Vacant residential duplex (Unit 111) Property in violation of IPMC §307.1 -The interior of this duplex unit (111) has been abandoned and neglected causing it to be in an extreme unsanitary condition. IPMC §308.1 Infestation – Direct observation of severe insect and rodent. *Staff seeks Unit 111 to be Unfit for Human Occupation or Use with an Order to remediate the violations within a specified timeframe.*
 - b. **Case # 12-11** -114-116 Lawton Rd Oak Ridge, TN 37830 - Legal Address - Map: 099P Grp: E Ctrl Map: 099P Parcel: 025.00 PI: S/I: 000 Subdivision: BLOCK 0D07 LOT 0036 (duplex) Complaint - Vacant residential duplex extensive fire damage. Structures in violation of ORPMC §13-205 and has become an attractive nuisance. Owners are interested selling damaged property to the City. *Staff recommends dwelling and accessory buildings be declared Unfit for Human Occupation or Use and requests an order for demolition.*
- IV. Unfinished Business
 - a. **Re-Hearing (3rd): Case # 12-06** - 400 Tuskegee Drive, Oak Ridge, TN 37830; Legal Address- Map: 105C Group: B Ctrl Map: 105C Parcel: 005.00 PI: S/I: 000 Subdivision: BLOCK 0811 LOT 0530 (Owner: CLARY THOMAS ETAL & JEFF LEWIS (Lewis Electric Company) 399 WAREHOUSE ROAD OAK RIDGE 1N 37830 – Tabled from September, 2012 BBHCA meeting which required owners to submit a remediation or demolition plan with schedule for the Board to consider. Building still standing and unsold. Exterior grounds have been maintained. Complaint - Deteriorated exterior condition and exposed/open roof of the building structure violation of IPMC §§304.2, 304.4, 304.6, 304.7, 304.9; IPMC §305.3 Interior Surfaces – Ceiling/roof sheeting and rafters deteriorated and repeatedly exposed to moisture; IPMC §604.3 Electrical System Hazards – Open junction and outlet boxes; IPMC § 701 General Fire Safety – Building missing required number of extinguishers per storage occupancy codes. *Staff recognizes this building as a whole may not be structurally unsound but it is clearly unmaintained to the point where it constitutes a declaration of Unfit for Human Occupation or Use based on ORPMC §13-205(2), §13-205(3)(a), (c) and (f). Staff further seeks an Order to repair or demolish this structure within required timeframe.*
 - b. BBHCA – Policies, Procedures, Rules discussion and possible action. (current copy of rules provided at the August, 2012 meeting) Proposed Rules for consideration attached. – Mr. Nipper
- V. New Business – No New Business
- VI. Communications and Miscellaneous Business