

A P P R O V E D

OAK RIDGE BOARD OF BUILDING AND HOUSING CODE APPEALS

MINUTES

DATE: November 10, 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, Mr. Scott Helus

ABSENT: None

MR. BOSS

~~Mr. Blackwell~~ took roll.

Mr. Boss presented the minutes from the meeting on October 13, 2011. Mr. Nipper made a motion to accept the minutes of October 13, 2011. Mr. Russell seconded the motion. Motion passed unanimously.

Hearing of Cases:

Continued cases

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. The deck needs to be built and the siding and soffit need to be completed. The property is secured and a contractor is on site. Staff recommends dismissal of this case. Mr. Lee made a motion to accept the City Staff's recommendation and dismiss this case. Mr. Russell seconded the motion. Motion passed unanimously.

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 photos of the property. The windows have been covered with Tyvek, the front door is secured, the yard debris has been cleaned and the yard mowed. The City Staff recommends dismissing this case. Ms. Moore will continue with the work that needs to be done and will pursue obtaining new windows. There is currently a utility block on this property since no permits have been applied for. Discussion ensued concerning the original complaint brought to the Board by the City. Mr. Boss reminded Ms. Moore that Tyvek wrap is a temporary fix and she will need to replace windows and siding in a timely manner. Mr. Nipper stated that the two violations brought before the Board have been taken care of. Mr. Nipper made a motion to accept the City's recommendation to dismiss this case. Mr. Ward seconded the motion. Mr. Lee and Mr. Wells voted no. Ms. Seiber, Dr. Leforce, Mr. Russell, Mr. Ward and Mr. Nipper voted yes. Motion passed 5 in favor 2 opposed.

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 an email received from U.S Bank stating the HUD has denied their bid to demolish this structure and has requested bids for repairs. Staff recommends that this structure should be repaired or an order for demolition be placed in 30 days. Discussion ensued as to the role HUD has in this property. Mr. Lee made a motion that the structure at 121 Goucher Circle is unfit for human habitation or use under City Code Section 13-205(3) and that the structure should be declared a nuisance under City Code Section 13-

205(4). Mr. Wells seconded the motion. Motion passed unanimously. Mr. Lee made a motion that the structure located at 121 Goucher Circle be ordered vacated and demolished in 30 days. Mr. Wells seconded the motion. Motion passed unanimously.

New Cases:

Case No. 11-21

Gregory Ward, 299 S. Benedict Avenue, violation to Section 604.3 of the International Property Maintenance Code.

Mr. Boss presented the case. Mr. Jake Martin, electrical inspector, presented that there are electrical issues at this property. The panel and the service are unsafe and could result in a fire. The service was damaged in a storm and Mr. Ward attempted repairs without a licensed electrical contractor. These repairs were done in an unsafe manner and without permits. Mr. Ward must use a licensed contractor since this is a rental property. City staff recommends that these repairs be completed by November 21, 2011 or the City will terminate electrical service. Mr. Lee made a motion to accept the City Staff recommendation that the two new risers, two gang meter base and two new electrical panels be installed properly and with permits by November 21, 2011. Failure to do so will result in termination of electrical service on November 22, 2011. The tenants will be notified by November 11, 2011 of impending electrical service termination. Mr. Wells seconded the motion. Motion passed unanimously.

Case No. 11-22

Gregory Ward, 232 S. Dillard Avenue, violation to Section 604.3 of the International Property Maintenance Code.

Mr. Boss presented the case. Mr. Jake Martin, electrical inspector, presented that he was called by a tenant of this property with concerns about the electrical service. Both indoor service panels are in poor condition and are causing an unsafe electrical service that could result in a fire. Mr. Martin recommends that due to the age and condition of the electrical service that the owner replace two panels, meter bases and service riser. Mr. Lee made a motion to accept City staff's recommendation to replace both electrical panels, meter bases and service riser and to be installed properly and with permits by November 21, 2011. Failure to do so will result in termination of electrical service on November 21, 2011. The tenants will be notified by November 11, 2011 of impending electrical service termination. Mr. Wells seconded the motion. Motion passed unanimously.

Unfinished Business:

None.

New Business:

Packets will be emailed to Board Members. Mr. Boss secured updated information from Board Members.

Communications and Miscellaneous Business:

None

Meeting adjourned at 4:05 p.m.



Amy Seiber
Secretary