

A P P R O V E D

OAK RIDGE BOARD OF BUILDING AND HOUSING CODE APPEALS

MINUTES

DATE: January 12, 2012

LOCATION: Municipal Building Training Room

PRESIDING: Dr. Bruce LeForce

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

ALSO
PRESENT: City of Oak Ridge: Matt Widner and Mr. Denny Boss. Citizens: Mr. Robert Kennedy.

ABSENT: Aaron Wells

Mr. Widner took roll.

Mr. Widner presented the minutes from the meeting on December 8, 2011. Mr. Lee made a motion to accept the minutes of December 8, 2011. Mr. Russell seconded the motion. Motion passed 5 in favor. Mr. Nipper abstained.

Hearing of Cases:

Unfinished Business:

Case No. 11-16

112 Mason Lane. Violations to Sections 304.7 Roof/drainage; 304.5/16 Foundation/basement; 304.12 & 305.4/5 Porches and railings; 304.10 Stairways, decks, porches, balconies; of the International Property Maintenance Code – Follow up Repairs per Submitted Plan.

Mr. Kennedy presented photos showing repairs to the soffit and temporary railing on the deck. Mr. Lee made a motion to dismiss this case with the request that staff follow up with inspections to ensure work completed. Mr. Russell seconded the motion. Mr. Kennedy stated he knows railing is temporary and for construction purposes. Soffit needs paint and gutters need to be completed. Motion passed unanimously.

Case No. 10-03

116 Jonathan Lane – Property demolished by owner. Staff recommends dismissal. Mr. Lee made a motion to dismiss this case. Motion seconded by Mr. Nipper. Motion passed unanimously.

Case No. 11-07

107 Atlanta Road – violation to Sections 304.6 Exterior walls and 304.10 Stairways, decks, porches and balconies of the International Property Maintenance Code. Repairs substantially complete. Staff recommends dismissal.

Mr. Lee made a motion to dismiss this case. Mr. Ward seconded the motion. Motion passed unanimously.

Case No. 11-11

223-225 Hillside Road-violation to Section 303.2 Exterior paint of the International Property Maintenance Code. Staff recommends case dismissal so that further nuisance abatement can be pursued for the entire property.

Case No. 11-21

299 S. Benedict Avenue- violation to Section 604.3 of the International Property Maintenance Code. Repairs substantially completed. Staff recommends case dismissal. Mr. Lee made a motion to dismiss this case. Mr. Russell seconded the motion. Motion passed unanimously.

New Business:

Election of officers:

Mr. Lee made a motion to elect Dr. LeForce as Chairman for 2012. Mr. Ward seconded the motion. Motion passed unanimously.

Mr. Ward nominated Mr. Lee for Vice Chairman. Mr. Lee refused nomination. Mr. Lee nominated Mr. Russell for Vice Chairman. Mr. Ward seconded the nomination. Mr. Russell elected unanimously.

Mr. Russell nominated Ms. Seiber for Secretary. Mr. Lee seconded the nomination. Ms. Seiber elected unanimously.

2011 Summary:

Presented by Mr. Widner.

Case #11-01-11-06

Mr. Lee requested an update. Mr. Boss will provide as soon as possible to the Board.

Case #11-12

Board voted for demolition August 2011.

Mr. Boss stated with restructuring of staff there should be faster remediation of cases.

Case #11-18

Carport was to be demolished.

Mr. Boss stated with staff restructuring cases should not be lost in the system. Mr. Boss will communicate with the owner to repair or demolish the carport or warrants to City Court will be issued.

Mr. Lee asked if this case could be voted on by the Board. Mr. Boss stated that no action can be taken at this meeting since this case was not on the agenda. Mr. Boss will report back at Feb 2012 meeting.

Case #11-15

Collaboration with legal department will be needed to determine what steps need to be taken in this case.

Case #11-19

US Bank and HUD are presently getting second bids for demolition or repair of this property. Staff will collaborate with the legal department as to what steps can be taken in this case.

Case #11-22

Court order has been issued and owner is in the penalty phase.

Case #11-23 and 11-24

No repairs have been made – utility blocks have been placed on empty spaces with leaking roofs. All vacant buildings will be posted unsafe and cannot be rented. Staff will consult with legal dept.

Mr. Nipper stated he would like to see these two cases on the February agenda unless plan of action by City does not involve Board.

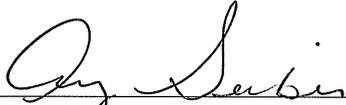
2012 SOP:

Mr. Widner presented that the 2012 IPMC should be adopted in its entirety. He will pursue the role of the Board in this and how to get compliance.

Communications and Miscellaneous Business:

None

Meeting adjourned at 4:45 p.m.



Amy Seiber
Secretary