



**BUILDING AND STANDARDS COMMISSION
MINUTES**

**REGULAR MEETING
Wednesday, May 25, 2011**

The Building and Standards Commission convened in a regular meeting on Wednesday, May 25, 2011 at 301 West 2nd Street, Austin, Texas.

Chair David Brown called the Commission Meeting to order at 6:35 p.m.

Commission Members in Attendance:

David Brown, Chair; Ethelynn Beebe, Vice Chair; Tim Hill, and Daniel Gonzalez

Staff in Attendance:

Christopher Moore, Commission Coordinator; Sonja Prevo, Scribe/Commission Coordinator; Dan Cardenas, Acting Department Director; Steve Ramirez, Assistant Division Manager; Megan Crump, Staff Attorney; Terry Hurd, Supervisor; Todd Wilcox, Supervisor; Moses Rodriguez, Investigator; Troy Collins, Investigator; Luther Perez, Investigator; Charlie Boaz, Investigator; Kieth Murray, Accounting Manager; Cherlynn Wadley, Facilities Coordinator; Larry Biegert, Austin Police Department; and Julie Long, Austin Police Department.

1. CITIZEN COMMUNICATION: GENERAL

- a. None

2. OLD BUSINESS

- a. 501 Pedernales Street Update was provided.

3. APPROVAL OF MINUTES

- a. The minutes from the meeting of 4/27/11 were approved on Commission Member Tim Hill's motion, Commission Member Daniel Gonzalez second on a 4-0-0 vote.

4. NEW BUSINESS

- a. Presentation and Budget Discussion was given by Dan Cardenas.
- b. Discussion/review/approval of proposed verbiage of Notice of Violation and Notice of Hearing was postponed for a later date.
- c. Update on 501 Pedernales Street – the case will be placed on June's BSC agenda.

5. PUBLIC HEARINGS

Commission Analyst Christopher Moore presented the following cases:

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| a. CL 2011-002953 | 3204 East 14 th Half Street | C.B. Banks |
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3204 East 14th Half Street is a Residential Single Family Structure. Travis County Appraisal District shows that C.B. Banks is the title owner. This case was represented by C.B. Banks and his attorney Jim Byrome. The City of Austin Code Compliance found that this property is in violation of the Uniform Housing Code and Uniform Code for the Abatement of Dangerous Buildings adopted by reference in sections 25-12-211 and 25-12-213, and 25-12-231 and 25-12-233 of the Austin City Code and therefore is dangerous with substandard conditions. The staff recommended to the Commission that a demolition permit be secured. That the Commission replace the January 26, 2011 order with this demolition Order. That the Residential Single Family Structure located on the property be demolished within 30 days of the date this Order is mailed to the owner. That all portions of Residential Single Family Structure be removed and that you require the owner or owner's representative to request inspection(s) to verify compliance. If compliance is not achieved within 30 days, the Building Official may proceed with the demolition. After the 30 days, all portions of the Residential Single Family structure, including items in the structure and on the property will be

BUILDING AND STANDARDS COMMISSION**Wednesday, May 25, 2011**

considered debris and disposed as such. A lien for all expenses incurred by the City of Austin will be filed with the Travis County Deed Records.

Staff made an amendment to have the placement of a lien removed from the Findings of Fact and the recommended Order.

A motion to accept staff's amendment and recommended Order was made by Commission Member Ethelynn Beebe with the amendment to substitute the applicable IPMC reference for the Uniform Housing Code and the Uniform Code for the abatement of dangerous buildings referenced. Commission Member Daniel Gonzalez second on a 4-0-0 vote.

b. CL 2011-039565**4703 Avenue H****Cindy Royal**

4703 Avenue H is in reference to the Residential Accessory Structure. Travis County Appraisal District shows that Cindy Royal is the title owner. This case was represented by Cindy Royal, owner. The City of Austin Code Compliance found that this property is in violation of the Uniform Housing Code and Uniform Code for the abatement of Dangerous Buildings adopted by reference in sections 25-12-211 and 25-12-213, and 25-12-231 and 25-12-233 of the Austin City Code and is therefore dangerous with substandard conditions. The staff recommended to the Commission that a demolition permit be secured, that the Residential Accessory Structure located on the property be demolished within 30 days of the date this Order is mailed to the owners. That all portions of Residential Accessory Structure be removed and that you require the owner or owner's representative to request inspection(s) to verify compliance. If compliance is not achieved within 30 days, the Building Official may proceed with the demolition. After the 30 days, all portions of the Residential Accessory Structure, including items in the structure and on the property will be considered debris and disposed as such. A lien for all expenses incurred by the City of Austin will be filed with the Travis County Deed Records.

Staff made an amendment to have the placement of a lien removed from the Findings of Fact and the recommended Order.

A motion to amend staff's recommended Order was made by Commission Member Ethelynn Beebe to change to a repair order that the property be permitted within 30 days of the date the Order is mailed to the owner and that repairs are completed within 60 days of the date the order is mailed to the owner, that all repairs or modifications shall meet or exceed the requirements of all applicable codes. That the owner or owner's representative shall request inspection(s) to verify compliance with final inspections passed and also with the amendment to substitute the applicable IPMC reference for the Uniform Housing Code and the Uniform Code for the abatement of dangerous buildings referenced, Commission Member Daniel Gonzalez second motion on a 4-0-0 vote.

c. CL 2011-039579**4701 Avenue H****Jon Drake**

4701 Avenue H is in reference to the Residential Accessory Structure. Travis County Appraisal District shows that Jon Drake is the title owner. This case was represented by Jon Drake and his representative, Mike McHone. The City of Austin Code Compliance found that this property is in violation of the Uniform Housing Code and Uniform Code for the abatement of Dangerous Buildings adopted by reference in sections 25-12-211 and 25-12-213, and 25-12-231 and 25-12-233 of the Austin City Code and is therefore dangerous with substandard conditions. The staff recommended to the Commission that a demolition permit be secured, that the residential accessory structure located on the property be demolished within 30 days of the date this Order is mailed to the owners. That all portions of Residential Accessory Structure be removed and that you require the owner or owner's representative to request inspection(s) to verify compliance. If compliance is not achieved within 30 days, the Building Official may proceed with the demolition. After the 30 days, all portions of the Residential Accessory Structure, including items in the structure and on the property will be considered debris and disposed as such. A lien for all expenses incurred by the City of Austin will be filed with the Travis County Deed Records.

A motion to amend staff's recommended Order was made by Commission Member Ethelynn Beebe to change to a repair order that the property be permitted within 30 days of the date the Order is mailed to the owner and that repairs are completed within 60 days of the date the order is mailed to the owner, that all repairs or modifications shall meet or exceed the requirements of all applicable codes. That the owner or owner's representative shall request inspection(s) to verify compliance with final inspections passed and also with the amendment to substitute the applicable IPMC reference for the Uniform Housing Code and the Uniform Code for the abatement of dangerous buildings referenced, Commission Member Daniel Gonzalez second motion on a 4-0-0 vote.

2305 A Western Trails Boulevard is a Residential Duplex Structure. Travis County Appraisal District shows that Joe M. Sullivan Jr. and Janet D. Sullivan are the title owners. This case was represented by Joe M. Sullivan Jr. The City of Austin Code Compliance Department found that this property is in violation of the Uniform Housing Code, adopted by reference in Sections 25-12-211 and 25-12-213 of the Austin City Code. The staff recommended that the Commission adopt the recommended order to have the Residential Duplex, Unit A located on the property be repaired with final inspections passed within 30 days of the date this Order is mailed to the owner. That all repairs or modifications shall meet or exceed the requirements of all applicable codes. That the owner or owner's representative shall request inspection(s) to verify compliance; and that after the 30 days, a penalty of \$500.00 per week be assessed until work is completed with final inspections passed.

A motion to accept staff's Order was made by Commission Member Ethelynn Beebe with the amendment to substitute the applicable IPMC reference for the Uniform Housing Code and the Uniform Code for the abatement of dangerous buildings referenced. Commission Member Tim Hill second on a 4-0-0 vote.

6. ADJOURNMENT

Chair David Brown adjourned the Commission Meeting at 8:45 pm without objection.