

CITY OF PORTAGE CONSTRUCTION BOARD OF APPEALS

Minutes of Meeting – May 21, 2009

The City of Portage Construction Board of Appeals meeting of April 13, 2009 was called to order at 5:00 p.m. in Conference Room One of Portage City Hall, 7900 South Westnedge Avenue, Portage, Michigan.

MEMBERS PRESENT:

Thomas Wilkinson, Lawrence Schmidt, Bill Miller and William Koopsen.

MEMBERS ABSENT:

None

MEMBERS EXCUSED:

William Leach, John Kounelis and Brett Grossman

IN ATTENDANCE:

Terry Novak, Deputy Director of Building Services, Mike Beery Building Inspector and Ron Deering, Electrical Inspector.

APPROVAL OF MINUTES:

The minutes of April 13, 2009 were approved.

BOARD ACTION:

7536 South Sprinkle Road – Show Cause Hearing for Single-family House

Chairman Wilkinson commenced the Show Cause Hearing for the single-family house located at 7536 South Sprinkle Road. The property owner, Ms. Lois Oryczak was in attendance. Deputy Director Novak provided background information pertaining to the unsafe condition of the house. Deputy Director Novak advised that Community Development was contacted on January 14, 2009 by the Fire Department in response to a ruptured water line that had ruptured in the basement of the house allowing the water level to reach approximately 4 – 5 feet deep. As a result, the electric meter for the house was removed. An inspection of the house was requested by the homeowner on February 10, 2009 to have the electrical meter reinstalled. During the inspection excessive water damage, mold and rubbish were discovered in the basement of the house. Correspondence dated February 17, 2009 and March 10, 2009 was transmitted to the property owner requesting that corrective action be immediately taken and that the owner provide a scope of work and related timeline for the repair of the house. The requested information was not submitted and the repairs were not completed. As a result, an Unsafe Structure notice was transmitted to the property owner on March 27, 2009. Again, there was no response from the property owner. A Show Cause Hearing notice was transmitted to the owner on May 5, 2009. Building Inspector Beery and Electrical Inspector Deering provided information regarding the mold and damage to the basement they had observed from their inspection.

Ms. Oryczak advised the Board that she and her husband had been extremely busy and were attempting to clean up the water damage in the basement. The Board expressed displeasure that Ms. Oryczak did not contact staff regarding the correction notices or provide the requested scope of work and timeline. Ms. Oryczak indicated that much of the debris from the basement had been removed and they hoped to have the house total cleaned by the end of June.

The Board discussed the difficulties that the mold in the basement presented and the need for someone trained in mold remediation review to review the matter to determine the proper course of action. Ms. Oryczak concurred and advised that they were in the process of contacting model remediation firms for pricing and options.

A motion was made by Member Koopsen that 1.) A proposal and scope of work be submitted to the Department of Community Development by June 5, 2009 from a firm knowledgeable in mold remediation/removal. 2.) Certification be provided to the Department of Community Development by July 3, 2009 from a firm knowledgeable in mold abatement/removal indicating that the mold within the house has been satisfactorily addressed for occupancy purposes. 3.) All utilities required for the occupancy of the house including the electrical, mechanical and plumbing systems be operational by July 31, 2009. The motion was seconded by Member Miller and passed unanimously.

ADJOURNMENT:

The Board meeting adjourned at 6:00 p.m.

Respectfully Submitted,

Terry A. Novak,
Deputy Director of Building Services