



City of Richmond

Where History Meets Opportunity

Building and Standards Commission Minutes

City Commission Room | 600 Morton Street, Richmond, Texas 77469

Tuesday, June 7, 2022, at 5:00 p.m.

The Building and Standards Commission for the City of Richmond, Texas met on Tuesday, June 7, 2022, at 5:00 p.m. The session was held at 600 Morton Street, Richmond City Commission Room.

Chairman Davis called the meeting to order at 5:00 p.m. A quorum was present, with the following Members in attendance:

Albert Davis – Chair
James Kinsey
Zachary LaRock
Damacio Sanchez
Joe Garcia – Vice Chair
Michael Leonard

Staff in attendance: Scott Fajkus, Building Official; Terri Vela, City Manager; Howard Christian, Assistant City Manager / Public Works Director; Gary Smith, City Attorney; Aileen Heard, Code Compliance Officer; Stephanie Rodriguez, Lead Permit Specialist; and Brittany Mullings, Public Works Executive Secretary.

Chairman Davis introduced agenda item A2., Recite the Pledge of Allegiance to the U.S. Flag and the Texas Flag. Pledge of Allegiance to the U.S. Flag and Texas Flag was recited.

Chairman Davis introduced agenda item A3., Public Comments. Hearing no public comments. This agenda item was closed.

Chairman Davis introduced consent agenda item B1., Approval of April 5, 2022, minutes. Board Member Garcia made a motion to approve the meeting minutes. Board Member LaRock seconded the motion. The vote for approval was unanimous.

Chairman Davis introduced regular agenda item B2., Date of next meeting. Tuesday, August 2, 2022, at 5:00 p.m. There were no objection.

Chairman Davis introduced regular agenda items C1a – C1i., Discuss progress on the following addresses:

C1e. 411 Clay – Dangerous Structure

According to Richard Arriaga, they are currently working with an engineer; he presented the Board with a set of plans. Plans he submitted for a roof permit were denied. Chairman Davis asked whether plans had been submitted for approval. According to Mr. Arriaga, they waited until today to submit because fuel prices were high, but the Permitting office was closed. They will submit plans tomorrow, he said. It was reiterated by Chairman Davis that the Board does not issue permits, the owner must deal with the Permitting Office. Mr. Arriaga understands. There was a brief discussion between the owner and the Board regarding the history of the case and what has been submitted. Board Member LaRock pointed out that there is more to repair than just the roof. Mr. Arriaga agreed, but he wants to fix the roof to preserve the rest of the structure. Board Member LaRock explained that structural framing must come first when repairing the structure. Mr. Arriaga stated they cannot repair any structural framing until the roof is off. Chairman Davis stated the City needs detailed plans to be submitted to the Permitting office. Mr. Arriaga expressed confusion about what is needed. In order to get a better understanding of what is required, Chairman Davis explained to the owners that they would need to speak with the Permitting Office. Mr. Arriaga stated the information should have been given to them long ago. Board Member Sanchez asked if the owners have obtained approval for the structure. It was explained by Mr. Fajkus that the City is awaiting detailed plans from an Architect that will specify what will be demolished and what will be replaced. The City will not move forward on issuing any permits until the detailed plans are submitted for review. He also mentioned the property poses a liability to the community. He was unable to finish the question due to interruption. Mr. Arriaga asked Mr. Fajkus to explain in his own words how the property is a liability to the community. Mr. Fajkus stated there is a three-foot fence that is open in the back, which means kids or anyone can enter the property. Due to interruptions, he was unable to finish answering the question. Chairman Davis interjected; he stated the owners will need to get with the Permit office to find out exactly what is needed for the plan submittal. The Board granted an additional 60-day extension to get plans to the Permit Office at its last meeting. A 60-day extension was proposed by Chairman Davis to the Board. The Board and Mr. Arriaga discussed what is required for permitting in a brief discussion. Mr. Fajkus explained the requirements the Building Department is requesting are the same requirements that were needed from the very start. The structure at this time does not appear to be stable, the parcel is not secure, and the structure is in violation of the Property Maintenance Code 108.1.5 and City Ordinance 95-02. Based on these violations and dormant activity over the past year, Staff Recommends the Board consider the demolition of this structure. In addition, Mr. Fajkus indicated that based on the Quasi-Judicial ordinance, the property owners have 90-days to either repair or demolish the structure. The Board and Owners went over what is needed before permits can be issued. Board Member Sanchez made a motion to extend an additional 60-day to bring the property up to code. Board Member Kinsey seconded the motion. The vote for approval was unanimous.

C1f. 406 Burnet – Dangerous Structure

Rosie Reza stated that she contacted the contractor on May 7th regarding working on the structure, however, the contractor failed to appear. Her search for a certified contractor has been unsuccessful. Chairman Davis asked Ms. Reza if she had spoken with the City about any updates pertaining to this matter. According to Ms. Reza, Mr. Fajkus provided her with everything that she needed to bring the structure up to code; however, she has not heard back from the contractor she hired. Ms. Reza was accompanied by a friend, who explained that contractors would not contact her due to the neighborhood's location. Chairman Davis mentioned that Ms. Reza had stated that the structure might be demolished at the last meeting. He asked if that is still a possibility. Ms. Reza stated there is a possibility of demolition, in a few months, now that she has her friend assisting her. Mr. Fajkus stated that multiple extensions have been granted, however, there is no active permit or activity at this time. The Commission allowed 60 days for plans to be submitted at its last meeting. Currently, no construction plans have been submitted to the Building Department. This structure violates the Property Maintenance Code 108.1.5 and City Ordinance 95-02. Based on these violations and dormant activity over the past year, the Staff recommends the Board consider the demolition of this structure. Ms. Reza requested additional time to bring the structure up to code. There was a brief discussion between the Board and Mr. Fajkus regarding the next steps on this property. Chairman Davis explained a detailed set of engineered plans must be submitted to the Permitting Office by the owner within 60 days. If there has been no progress made within 60-days, the City will move forward with the demolition of the structure. Ms. Reza agreed and stated that she would contact Fajkus with an update. Board Member LaRock made a motion for a 60-day extension and if there is no progress made, the City can move forward with demolition. The motion was seconded by Board Member Garcia. The vote for approval was unanimous.

C1b. 1101 (1103-1105) Jerry – Dangerous Structure

The owner, Doug Moore, stated there has been no progress at 1103 Jerry Street. Mr. Fajkus mentioned that foundation work had been performed on this structure, however, there is still a lot of work that needs to be performed on this structure as a whole. This structure is in violation of the Property Maintenance Code 108.1.5 and City Ordinance 95-02. Based on these violations and dormant activity, Staff recommended issuing Substandard Orders. Mr. Moore mentioned that the previous Building Official wanted an Engineer to inspect the property. He has since had an engineer out. Mr. Moore stated that he intends to secure the property, install flooring, and repair the siding of the building. He has put in new studs on the south side of the structure. In addition, he indicated that the foundation is settling and that more foundation work is necessary. Mr. Fajkus mentioned the City would like to see this structure repaired and off the Dangerous Structure list. Board Member Kinsey made a motion to issue Substandard Orders and secure the property. The motion was seconded by Board Member Sanchez. The vote for approval was unanimous.

C1a. 1104 South 3rd – Dangerous Structure

Mr. Fajkus stated there has been no work completed on this structure within the last few years. The Building and Standards Commission has declared this house substandard in

2016, which is in violation of the Property Maintenance Code 108.1.5 and City Ordinance 95-02. Based on these violations and dormant activity, Staff recommended issuing Substandard Orders. Board Member Garcia made a motion to issue Substandard Orders. The motion was seconded by Board Member Kinsey. The vote for approval was unanimous.

C1c. 1015 Preston – Dangerous Structure

Mr. Fajkus stated the structure has been demolished. This address can be removed from the dangerous structure list.

C1d. 507 Travis (Rear) – Dangerous Structure

Mr. Fajkus mentioned the Board signed Notice of Substandard Structure Orders at the last meeting. Mr. Fajkus stated the City has received bids for demolition, the structure should be demolished within the next few weeks.

Chairman Davis introduced regular agenda item D1., Discuss Building and Standards Roof Framing Snippet provided by Staff. As part of his presentation, Mr. Fajkus briefly reviewed the definitions of roof framing.

Chairman Davis introduced regular agenda item E1., Discuss with the Commission on training. Mr. Fajkus briefly went over training options for the Commission.

Chairman Davis introduced regular agenda item F1., Excuse from attendance at the regular Building and Standards Commission Meeting. Board Member Kinsey mentioned the reason he missed the last meeting was work-related. Board Member Garcia moved to approve the absence of Board Member Kinsey. The motion was seconded by Board Member Leonard. The vote for approval was unanimous.

There being no further business to be brought before the Building and Standards Board, Chairman Davis adjourned the meeting at 6:08 p.m.

Approved



Albert Davis, Chairman

Attest



Scott Fajkus, Building Official