

From: Elkins Marcia
Sent: Tuesday, August 10, 2010 12:27 PM
To: Kooiker Sam
Cc: danaandjan@knology.net; Kroeger Ron; Costello Aaron; Hadcock Deb; Hanks Alan; Schad Mike; Dominicak Bob
Subject: RE: 34 St Patrick Street-Roof

Good afternoon Sam.

Staff received a complaint that a residence was being reroofed and the contractor was not complying with the International Residential Code requirements. The inspector stopped on the site to follow up on the complaint and found that a second layer of shingles was being installed in violation of the IRC requirements and that no ice barrier had been installed as required. The inspector left an inspection ticket with the contractor on the site.

I spoke with Mr. Deville the owner this morning. He indicated that his contractor had told him that he was a licensed contractor. Unless the name is under another business name, the contractor is not a licensed contractor. Mr. Deville was going to check and see if he had another business name and get back to me. Obviously, Mr. Deville is frustrated with the situation he has found himself in when he was just trying to fix up the property.

As you may recall, the last time the updated building code was adopted, the Contractor's Board recommended requiring building permits for re-roofing projects; however, the Council struck that requirement out of the Code. So a person does not need to have a building permit to reroof a house and they do not have to use a licensed contractor; however, the work still has to be completed in accordance with the Code.

Staff feels very badly for Mr. Deville. He has asked if he can pay a fine or delay replacing the roof. I spoke with Mike Schad, Assistant City Attorney a few minutes ago and he indicated that there was no recourse other than to fix the roof and comply with the adopted Code. In a similar case, the property owner has filed in small claims court against his contractor and asked his contractor to fix the roof or pay damages. I did share that information with Mr. Deville as well.

This is one of those cases where the staff doesn't like the situation, but once we became aware of the problem, we have to pursue it. Additionally, the problem will likely become an issue for the future owner.

Staff feels like the complainant may be trying to make this an issue so that the Council will require building permits for reroofing when the updated codes are adopted this fall.

Let me know if you need any additional information or have any suggestions that staff may have missed. I'm sorry that we don't have any good solutions for this case. Thanks. m

From: Kooiker Sam
Sent: Monday, August 09, 2010 6:18 PM
To: Elkins Marcia
Cc: danaandjan@knology.net; Kroeger Ron; Costello Aaron; Hadcock Deb
Subject: 34 St Patrick Street-Roof

Marcia,

Received a call today from Dana DeVille who is trying to sell a rental property located at 34 St Patrick Street. His cell number is 209-7141 and his home number is 721-2907 (his home address is 109 Pinedale Dr).

He said he had his roof almost completed and then an inspector said it need to all be torn off and started over-- Can you let me know the status of this situation?

thank you very much,

Sam Kooiker
431-8463 c