

GENERAL/ HOME IMPROVEMENT LICENSING BOARD OF REVIEW

**December 5, 2018
111 N. Front Street
Columbus, OH 43215
Room 204**

The following duly appointed members were present: **Chairman – Mike Pione, Daniel Wolt, Ross Appledorn, Tom Sintic and Ken Neverman. Representing the City was Cliff Spruill.** Toni Gillum was the stenographer transcribing the meeting.

The meeting was called to order by Chairman Pione at 1:00 p.m. **Mr. Appledorn** made a motion to accept the minutes of the October 3, 2018 meeting as written. **Mr. Wolt** seconded the motion. **MOTION CARRIED.**

The next item to come before the Board was the review of new Home Improvement Contractor applications.

The following HIC applications were approved by the Board:

<u>NAME</u>	<u>LICENSE TYPE</u>
Bailey, Nicholas	General
Peterson, Paul	General
Bartos, Sidney	General
Becker, John	Limited - Siding, Windows & Doors, Deck Installation, Basement Waterproofing, Fencing and Sidewalk & Driveway Approaches
Padilla, Leodegario	Limited - Siding, Windows & Doors, Deck Installation and Roofing

Mr. Sintic made a motion to certify the results of the applicants who were approved to the Department of Building & Zoning Services for the issuance of a Home Improvement Contractor's License. **Mr. Wolt** seconded the motion. **MOTION CARRIED.**

The following applications were disapproved:

<u>NAME</u>	<u>LICENSE TYPE</u>
Morris, Shad	Limited - Siding, Windows & Doors, Deck Installation, Sidewalks & Driveway Approaches Irrigation Sprinkler, Fencing and Roofing
Kenenbaev, Bakyt	Limited - Siding, Windows & Doors and Roofing
Kidwell, Robert	Limited Siding, Windows & Doors, Deck Installation, Basement Waterproofing, Sidewalks & Driveway Approaches, Asphalt Paving, Masonry Fireplaces, Prefabricated Fireplaces & Wood or Coal Stoves, Gypsum Board, Fencing & Roofing

The following Demolition Contractor applications were approved by the Board.

N/A

DUE PROCESS HEARING FOR RHI HOME INSPECTION SERVICES

The next item to come before the Board was a due process hearing regarding the City of Columbus vs. **Dan Rogers, RHI Home Inspection Services**, for the property located at **5955 Ferdinand Drive**. Mr. Rogers was present. **Be'Trice Parker** filed the complaint alleging that she had hired **Dan Rogers, RHI Home Inspection Services** on 2/11/2018 to complete a bathroom remodel for \$900. The project was started on 2/12/18 and was not completed until 3/1/18. Ms. Parker was not satisfied with the completed project, but she did pay Mr. Rogers on 3/1/18. She then contacted RHI's insurance company, to no satisfaction. She also reached out to the Better Business Bureau and the

Attorney General. She contacted the City of Columbus Department of Building & Zoning Services and found that no permits had been pulled for the work. On October 5, 2018 she filed a Contractor Complaint with the City of Columbus. **Cliff Spruill** presented the Due Process Chronology. **Ken Bruen, Building Inspector Field Supervisor**, made a site visit on October 10, 2018, to investigate the complaint. During his visit he discovered that a Plumbing Permit had not been pulled and that the work had been completed by Mr. Rogers, who is not a Licensed Plumber. This would put RHI Home Inspections Services in violation of Code Section 4113.37(b) Building Permits Required, 4115.01 – Inspections Required, 4115.03 – Approvals Required, 4115.05 – Inspections Before Covering and 4114.111 – Work of a registered OCILB Licensed Specialty Contractor. The Board, after testimony by Mr. Spruill, Ms. Parker and Mr. Rogers, as well as evidence and questions by the Board, and that **RHI Home Inspection Services, Mr. Rogers**, is willing to go back to the home and do whatever is necessary to remedy the situation.

After much discussion, **Mr. Appledorn** made a motion as to Finding Of Fact: **Mr. Rogers** failed to acquire required building permits, failed to get the inspections and approvals that were required and did the work of a registered OCILB licensed specialty contractor. **Mr. Neverman** seconded the motion.

MOTION CARRIED 5-0

Mr. Appledorn made a motion as to Conclusion of Law: that by doing so, **Mr. Rogers** was GUILTY of violating City of Columbus Building Code Section 4113.37(b) Building Permits Required, 4115.01 – Inspections Required, 4115.03 - Approvals Required, 4115.05 – Inspection before covering and 4114.111 – Work of a registered OCILB Licensed Specialty Contractor. **Mr. Neverman** seconded the motion.

MOTION CARRIED 5-0

Due to the fact that Ms. Parker and Mr. Rogers agreed that he would finish the work to her satisfaction and have a licensed plumber pull a permit and get the inspections, the **Mr. Appledorn** made a motion that they table any action against Mr. Rogers' license for 30 days. **Mr. Neverman** seconded the motion.

MOTION CARRIED 5-0

DUE PROCESS HEARING FOR DSS SERVICES

The next item to come before the Board was a due process hearing regarding the City of Columbus vs. **Carlene Madison, DSS Services**, for the property located at **1227 Oak Street**. Ms. Madison was present. **The City of Columbus**, filed a complaint alleging that **DSS Services** had violated the Columbus Building Code Sections **4113.37 (b)** Building Permits Required, **4115.03**, Inspections Required, and **4115.03** Approvals Required at the property listed above. On 6/6/18 a permit was obtained to demolish a 2 story 1,937 square foot commercial building at 1235 Oak Street. On 9/28/8 a permit was obtained to demolish an 864 square foot commercial accessory structure at 1227 Oak Street. **Inspector Todd Marcum** spoke with the contractor on 9/28/18, informing him a permit was needed to demolish the main structure. The contractor felt that he had a permit because the parcels of 1235 and 1277 Oak Street had been combined. **Ms. Madison** acquired the permit she believed, and was told, that she needed prior to beginning the demo work. There was confusion and miscommunication due to the lots being combined into one address and there being more than one structure on the property.

After much discussion, **Mr. Appledorn** made a motion as to Finding of Fact: **Ms. Madison** did NOT fail to acquire required building permits, did NOT fail to get the inspections and did NOT fail to have proper approvals at 1227 Oak Street. **Mr. Wolt** seconded.

MOTION CARRIED 4-0-1

Mr. Appledorn made a motion as to Conclusion of Law: that **Ms. Madison** did NOT violate City of Columbus Building Code Section 4113.37(b) Building Permits Required, 4115.01 – Inspections Required, 4115.03 - Approvals Required. **Mr. Neverman** seconded the motion.

MOTION CARRIED 4-0-1

Mr. Sintic made a motion to adjourn. **Mr. Wolt** seconded the motion. Adjourned at 2:20 p.m.