

**MINUTES OF THE
COLUMBUS BUILDING COMMISSION
JUNE 18, 2019**

The Columbus Building Commission met on Tuesday, June 18, 2019, at 1:00 p.m. in the Hearing Room at 111 N. Front Street. The following members were present: **Chairman William Lantz, Larry Browne, David Morgan, Mario Ciardelli, Mark Wagner and Ralph Kramer**. Representing the City was **Chief Building Official Amit Ghosh**. **Toni Gillum** was the Stenographer recording the hearing.

The first item on the agenda was the approval of the January 15, 2019 meeting minutes. **Mr. Morgan** made a motion to accept the minutes and **Mr. Browne** seconded the motion. **MOTION CARRIED**.

The first item before the Commission was Adjudication Order **A/O2019-006DHR** for the property located at **39 & 41 East Norwich Avenue**. The applicant, **Mark Ours of Mode Architects**, was present as was **Dan Regrut, City of Columbus EIT**. The property is a two-family dwelling with a basement, two floors and an attic. The applicant has shown that the attic has been converted to a bedroom and takes responsibility that the bedroom is completely code compliant except for the stairway width leading up to this third floor. Section 311.7.1 of the Residential Code of Ohio requires the stairway width to be 36 inches minimum. The above applicant is requesting a variance to that Section. **CBO Ghosh** suggested that smoke detectors be monitored by central station and that the applicant install emergency lighting throughout the building to help exit in case of an emergency, stating that that would be an improvement that could mitigate some of the dangers of a narrower stairway and the City of Columbus would have no objection. After further discussion with the applicant **Mr. Browne** made a motion to grant a variance to Adjudication Order A/O2019-00006 allowing non-compliant stairway width with the conditions that emergency lighting be installed throughout the building and that the smoke detectors be monitored. **Mr. Wagner** seconded.

MOTION CARRIED

The meeting was adjourned at 1:25 p.m.

Amit B. Ghosh, Secretary to the Columbus Building Commission
Department of Building & Zoning Services