

**MINUTES OF THE  
COLUMBUS BUILDING COMMISSION  
FEBRUARY 20, 2018**

The Columbus Building Commission met on Tuesday, February 20, 2018, at 1:00 p.m. in Conference Room H at 757 Carolyn Avenue. The following members were present: **Chairman William Lantz, David Morgan, Mario Ciardelli Larry Browne and Mark Wagner.** Representing the City was **Amit Ghosh, Chief Building Official.** **Toni Gillum** was the Stenographer recording the hearing. Also present was **Captain Alex Sundberg,** Fire Prevention Bureau, Prevention 4.

The first item on the agenda was the approval of the January 16, 2018 meeting minutes. **Mr. Browne** noted that he was present at the January meeting and was not shown as such in the minutes. **Mr. Morgan** made a motion to accept the minutes with the correction that Mr. Browne was present. **Mr. Ciardelli** seconded the motion. **MOTION CARRIED.**

The first item on the agenda was Adjudication Order **A/O2018-003TWT** for the property located at **4415 Rosemary Parkway.** The applicant, **Charlie Shull, Just Basements,** was present. The applicant presented that the property 4415 Rosemary Parkway is a single-family home that was built prior to 1939 with a basement. The existing ceiling under the beams is currently 6'. The customer wishes to have the basement finished into living space, but the code requires that the minimum ceiling height must be no less than 6'4". Per Section 305.1.1 (2) Habitable spaces created in existing basements shall be permitted to have ceiling heights of not less than 6 feet 8 inches (2032 mm). Obstructions may project to within 6 feet, 4 inches of the basement floor. Per Section 311.7.2 The minimum head room in all parts of the stairway shall not be less than 6 feet 8 inches. The Commission members discussed with the applicant things that could be done that could bring it into compliance, or at least a safe alternative. CBO Ghosh made some comments as to a new set of drawings that would include a limited area sprinkler system and new ductwork as well as more detail on the egress doorway. **Mr. Browne** made a motion to table Adjudication Order A/O2018-003TWT to the next meeting requesting that the applicant submit drawings showing clearances under a new ductwork layout that improves clearances, options to improve headroom above the stairway, a 6'8" door to the outside and a limited area sprinkler system. **Mr. Morgan** seconded the motion. **MOTION CARRIED**

The next item to come before the Board was an item from the floor, a brief presentation by **David Daniel,** Building Inspection Manager, concerning Home Improvement Contractor Licensing. The current Columbus Building Code allows a licensed engineer to obtain an HIC license without the required three years' experience and testing. This does not apply to a licensed architect. The City of Columbus would like to attain parity for the two. The Columbus Building Commission would need to approve the change to the language of the Building Code. The Residential Code of Ohio recognizes both engineers and architects, which are registered, to provide documents to our department without review (residential) as they relate to structural analysis. This legislation came before the Building Commission in 2003. The Columbus Building Commission approved it, but the Director of the Department, at that time, asked that it be defeated. Mr. Daniel is asking if this Board would be in favor of presenting this legislation to City Council for approval. The CBC agreed that they would be okay with this change moving forward.

The meeting was adjourned at 1:47 p.m.

---

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