

**MINUTES OF THE
COLUMBUS BUILDING COMMISSION
JUNE 17, 2014**

The Columbus Building Commission met on Tuesday, June 17, 2014 at 1:00 p.m. in Conference Room H at 757 Carolyn Avenue. The following members were present: Chairman William Lantz, David Morgan, Lynn Heflin, Ralph Kramer, Mark Wagner and Representing the City was Keith Wagenknecht. Toni Gillum was the Stenographer recording the hearing.

The first order of business was the approval of the May 20, 2014 meeting minutes. **Mr. Morgan** made a motion to accept the minutes. **Mr. Kramer** seconded the motion. **MOTION CARRIED.**

The first item **Chairman Lantz** addressed was to move agenda item numbers four (4) and five (5) up to number three (3) and four (4) and to move agenda item number three to number five. **Mr. Morgan** made a motion and **Ms. Heflin** seconded. **MOTION CARRIED**

The next item on the agenda was Adjudication Order A/O2014-028LAM for the property located at 52 E. 4th Street. The applicant, **Karrick Sherrill of Shremshock Architects**, was present for the meeting. They are proposing to construct a two-story addition to the rear of an existing two-story home which has been approved by and has a Certificate of Appropriateness from the **Italian Village Commission**. The new addition aligns with the exterior wall of the existing home, 12 inches from the property line and matches the eave in profile, which puts the face of the eave at the property line. The applicant is requesting that the eave projection be allowed. After discussion by the Board with the Chief Building Official and the Applicant, **Mr. Kramer** made a motion that the Adjudication Order 2014-028 be approved. **Mr. Wagner** seconded. **MOTION CARRIED**

The next item on the agenda was **Adjudication Order A/O2014-029DLG** for the property located at 850 Gate House Lane. The applicant, **John Kougher of DKR Builders and the homeowner, Wu Yufen** were present for the meeting. The applicant was requesting a variance to Sections 407.1, 424.2 and 424.3 of the Ohio Plumbing Code. The homeowner purchased a tub/shower unit that is not listed by an approved evaluation and accreditation services company. It is not equipped with a balanced-pressure/thermostatic valve or a backflow protection device on the shower. The applicant is requesting the tub be allowed. According to the manufacturer, if the adjustments are made to bring the unit into code compliance, the warranty would be voided. The City of Columbus **Chief Building Official, Keith Wagenknecht**, could not be supportive of a variance to these code sections. They were put in place to protect the occupants, present and future. Without these important standards being met, the City cannot support this request for variance. These are minimum standards and National standards; they are not just City of Columbus standards. Jim Richardson, Senior Plumbing Inspection Manager was present at the meeting as well. Mr. Richardson stated that the items that do not meet standards are safety issues and cannot be supported for a variance. Mr. Wagenknecht told the applicant that if he can supply a Code Compliant installation, the City will approve it. If they submit something that is non-code compliant, but is reasonable, and they need to ask for a variance, the City will support it. Chief Wagenknecht suggested that the Commission table the variance request until the applicant can supply a positive resolution that can be put in place for the approval process to present to the Commission for approval. **Mr. Morgan** made the motion. **Mr. Kramer** seconded. **MOTION CARRIED**

The final item on the agenda was an Appeal filed by Shannon Summers of Summers Mechanical Services. Mr. Summers was appealing the decision of the Board of Review of Plumbing Contractors at their May 21, 2014 meeting to revoke his Plumbing Registration. The appeal was based on Mr. Summers' not receiving notification of the meeting where his registration was revoked. The Commission heard his testimony and that of the Secretary of the Plumbing Board, **Jim Richardson**, stating that the notification was sent to a previous address and someone else signed Mr. Summers' name to the Certified letter. A motion was made by **Mr. Kramer** to send this back to the Board of Review of Plumbing Contractors for re-hearing with Mr. Summers present. **Ms. Heflin** seconded. **MOTION CARRIED**

There being no further business to come before the Board, the meeting was adjourned at 2:09 p.m.

Keith E. Wagenknecht - Secretary to the Columbus Building Commission
Department of Building & Zoning Services