

**MINUTES OF THE  
COLUMBUS BUILDING COMMISSION  
SEPTEMBER 15, 2015**

The Columbus Building Commission met on Tuesday, September 15, 2015 at 1:00 p.m. in Conference Room H at 757 Carolyn Avenue. The following members were present: **Acting Chair - Larry Browne, Lynn Heflin, Mario Ciardelli and Ralph Kramer.** Representing the City was **Amit Ghosh**, Chief Building Official. Toni Gillum was the Stenographer recording the hearing.

The first order of business was the review of the August 18, 2015 meeting minutes. **Mr. Ciardelli** made a motion to accept the minutes as written. **Ms. Heflin** seconded the motion. **MOTION CARRIED**

The first case on the agenda was **Adjudication Order A/O2015-017FXR** for the property located at **291 Willowdown Court.** As a result of a Building Code Violation found during a Framing Inspection where the inspector found that the stairs did not meet the required 6'8" required ceiling height and the stairs also did not meet the required riser height variation of 3/8", some stairs had an applicant, **Paul Spencer**, was requesting a variance approve Adjudication Order A/O2015-017FXR. The owner is seeking a variance from these requirements. **Mr. Ciardelli** made a motion to grant a variance for Adjudication Order A/O2015-017FXR to allow the existing 6'3 1/2" ceiling height due to existing conditions. **Ms. Heflin** seconded the motion.

**MOTION CARRIED**

The next item was an item heard was **Adjudication Order A/O2015-018RJS** for the property located at **4345 Brookie Court.** The applicant installed a swimming pool with a power safety cover in compliance with ASTM F1346 at the single-family dwelling without the required barrier around it. The approved plans and plot plan do not indicate that there will be a pool barrier; however, there is a note on the plans (note #7) that states "...the installing contractor shall provide a pool deck and pool barrier per local code". There was also a document on the Department of Building and Zoning Services website that contained requirements for a barrier for outdoor swimming pools, but indicated if the pool cover, meeting the requirements of ASTM F1346-91 was installed, no pool barrier is required. This document is in conflict with Appendix-G, Section AG 105 Barrier Requirements, and more specifically with AG 105.2(9) Outdoor Swimming Pool, has since been updated to remove the erroneous information. CBO Ghosh explained the background of the erroneous information on the website and that the barrier is actually approvable according to the **International Swimming Pool and Spa Code** which is prepared by the **International Code Council** but somehow this document, which was approved in 2012, never made it to the **Residential Code of Ohio.** When the State of Ohio adopts this, the City of Columbus will also adopt it. But, for now, until it is officially adopted, we must require the barrier. The property has fencing around a majority of the yard and has barrier of vegetation where there is no fencing in addition to the power safety cover. **Mr. Kramer** made a motion to grant a variance for **Adjudication Order A/O2015-018RJS** due to the confusion of the information posted on the City's website and because the yard is mostly fenced in. **Ms. Heflin** seconded.

**MOTION CARRIED**

There being no further business to come before the Board, the meeting was adjourned at 1:22 p.m.