

The regular meeting of the July 19, 2006 Board of Building Code Appeals was called to order at 8:16 p.m. Present were Vice Chairwoman Genevieve Silveroli, Larry Maser and Brian McElroy. Also present were Building Commissioner Keith Foulkes and Secretary Nicole Rosiu.

Mr. McElroy moved to approve the minutes from the May 17, 2006 Board of Building Code Appeals meeting as submitted. Seconded by Mr. Maser. Roll call, all approved.

### **Scina Appeal**

The secretary read the public notice for Application #20060939.

Joseph Scina was sworn in representing this appeal. Mr. Scina said that he built a house located at 27321 Cook Rd. and did not put a man door in his garage. Mr. Scina said that the home was approved while the Building Department did not have anyone in charge and he found out later that it does not meet the Building Code. Mr. Maser asked if the contractor came for the same issue previously. Mr. Scina said yes. Ms. Silveroli said that the reason that the man door provision is in the code is that access is needed if a child is trapped. Mr. Scina said that there are 5 means of access in his garage, including 2 windows. Ms. Silveroli stated that the windows were discussed previously whether a child could operate them if he or she needed to get out. Ms. Silveroli said that the board discussed putting steps in the garage leading up to the windows. Mr. McElroy said the intent of this is safety.

Mr. McElroy asked what the other means of egress are. Mr. Scina said the front door, back door and side door, two windows in the garage and every room in the house has windows. Ms. Silveroli asked if the door to the utility room enters to the garage. Mr. Scina said no, but if there were a fire, the fastest route would be through the man door in the garage, leading to the rear of the house and out the back door. Mr. Foulkes said that the Building Code required a man door in the garage leading directly to the outside. Mr. Foulkes said that the Residential Code of Ohio (R.C.O.) has a measurement for a window to be considered an egress window. Mr. Foulkes said that the R.C.O. states 44" from the floor. Mr. McElroy asked if the plans were approved without the garage man door. Mr. Foulkes said yes, they were approved by an interim Building Commissioner, before Mr. Foulkes was hired.

Mr. Maser moved to approve Application #20060939. Seconded by Mr. McElroy. Roll call, all approved.

### **Floor Discussion**

Mr. McElroy moved to adjourn at 8:33 p.m. Seconded by Mr. Maser. Roll call, all approved.

Respectfully submitted,

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Nicole L. Rosiu, Secretary

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Genevieve Silveroli, Vice Chair

Date