

City of Aurora
BOARD OF BUILDING CODE APPEALS
MEETING MINUTES
June 25, 2008

The Aurora Board of Building Code Appeals met in a specially scheduled meeting on Wednesday, June 25, 2008, in the conference room of the Walker Building. The meeting was called to order at 7:10 p.m. by Acting Chairman Norman Perttula.

ROLL CALL:

Present: Elmer Bjerregaard
John Drsek
Norman Perttula
Absent: Patricia Hovey
David Palchesko
Also Present: Richard Wehrenberg, Planning, Zoning &
Building Director
Judy Conkling, Secretary

NOMINATION & ELECTION OF CHAIRMAN:

MOTION: To nominate and elect Mr. Drsek as Chairman for 2008

Mr. Perttula moved; Mr. Bjerregaard seconded, and the motion carried, 3-0, on a voice vote.

NOMINATION & ELECTION OF VICE CHAIRMAN:

MOTION: To nominate and elect Mrs. Hovey as Vice Chairman for 2008

Mr. Bjerregaard moved; Mr. Perttula seconded, and the motion carried, 3-0, on a voice vote.

At this time, Mr. Drsek chaired the remainder of the meeting.

AGENDA ITEM:

Request from Mr. & Mrs. Dan Montez Regarding 242 North Bissell Road - Appealing Section R311.4.3 (Landings at Doors) of the 2004 Ohio Residential Code

Mr. and Mrs. Montez were present to discuss their appeal and answer questions. Mr. Montez explained that the door to the patio is off the great room at the rear of the house; the door is mainly used for moving items in and out of the house.

In reply to a question posed by Mr. Perttula, Mr. Montez responded that the patio is on grade. Mr. Wehrenberg noted the building code requires one main ingress/egress to a house; the door onto the patio is not the main door of the residence. Mr. Montez further mentioned there is also a rear door from the garage and a door from the basement.

Mr. Wehrenberg stated the code permits up to 8 1/4 inches from a secondary egress provided the door to the landing does not swing out over the landing. As noted by Mr. Perttula, in this case the door swings out instead of into the room; Mr. Drsek mentioned the addition of steps would interfere with the door.

Mr. Perttula inquired about the objective of a required landing; Mr. Wehrenberg replied that he believes it is in the code because of a safety issue.

Mr. Wehrenberg stated the Board is empowered to grant a full variance to the code if it is felt the intent of the code has been met.

MOTION: To grant a variance to Section R311.4.3 (Landings at Doors) for the property at 242 North Bissell Road

Mr. Bjerregaard moved; Mr. Perttula seconded, and the motion carried, 3-0, on a roll call vote.

Yeas: Mr. Bjerregaard, Mr. Perttula, Mr. Drsek

Nays: None

ADJOURNMENT:

Mr. Drsek moved; Mr. Bjerregaard seconded, and the meeting was adjourned at 7:25 p.m.

John Drsek, Chairman

Judy Conkling, Secretary