

**CITY OF NORMAN
BOARD OF APPEALS**

**MINUTES OF
SEPTEMBER 8, 2010**

The Board of Appeals of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Conference Room of the Norman Municipal Building, 201-A West Gray on September 8, 2010 at 4:00 p.m. Notice and Agenda of the meeting were posted at the Norman Municipal Building at 201-A West Gray 24 hours prior to the beginning of the meeting.

Chairman John Eggner called the meeting to order at 4:05 p.m.

ITEM NO 1. BEING:

ROLL CALL

MEMBERS PRESENT

John Eggner, Chair
Gail Armstrong
Bill Forester
Julian Horner
Hank Strategier

ABSENT

John Tune

STAFF MEMBERS PRESENT

Bob Christian, Permit Manager
Brenda Wolf, Permit Technician
Jennifer Miller, Permit Technician

GUESTS PRESENT

Shay Moore
Sean Kight
Trudy Wheeler

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ITEM NO. 2, BEING: APPROVAL OF THE FEBRUARY 25, 2010 MINUTES.

Bill Forester made a motion to approve the February 25, 2010 minutes. Gail Armstrong seconded the motion.

A vote was taken with the following results:

YEAS	John Eggner, Chair Gail Armstrong Bill Forester Julian Horner Hank Strategier
ABSENT	John Tune
NAYS	None

The motion passed unanimously and the February 25, 2010 minutes were approved as submitted.

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ITEM NO. 3, BOAP 2010-2: APPEAL TO THE REQUIREMENTS OF THE 2006 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) SECTION R305.1 EXCEPTION 4. CEILING HEIGHTS.

Bob Christian presented staff report.

Building permit number 10-3116 was issued for work necessary to enlarge living space into an existing attic space of the home located at 5112 Montrose Court. According to IRC Section R305.1 Exception 4: Bathrooms are required to have a minimum ceiling height of 6 feet 8 inches over the fixture and at the front clearance area for fixtures as shown in IRC Figure R307.1. During the inspection process it was determined the existing roof framing dimensions would not allow minimum ceiling heights to be achieved in certain areas of the new bathroom space. More specifically, the ceiling heights about the lavatory in the required dimension area vary from 6 feet 8 inches to 5 feet 8 inches; the ceiling heights at the front of the toilet and the shower entry vary from 7 feet to 6 feet. The ceiling heights in the bathroom do not achieve the minimum heights prescribed by the building code.

Staff Recommendation:

Staff views the existing work as noncompliant and is obligated to support the requirements of the code. Based on the explanation above staff does not support approval of this appeal. However, if the appeal is approved, staff recommends the Board require the applicant to file a Notice of Building Code Defect and Waiver of Liability Document.

At this time there was discussion amongst the group.

Gail Armstrong made a motion to approve the appeal with utilizing the Notice of Building Code Defect and Waiver of Liability. Hank Strategier seconded the motion. The motion passed by a unanimous vote.

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ITEM NO. 4, BEING: MISCELLANEOUS DISCUSSION

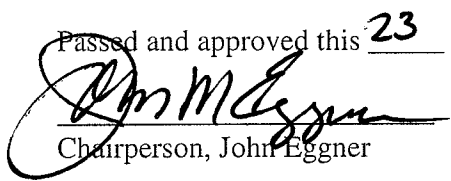
No miscellaneous discussion.

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ITEM NO. 5, BEING: ADJOURNMENT

Bill Forester made a motion to adjourn the meeting at 5:10 p.m. Hank Strategier seconded the motion.

Passed and approved this 23 day of Feb 2012.


Chairperson, John Egner

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