

**BUILDING BOARD OF REVIEW MEETING
TUESDAY, OCTOBER 11, 2005 AT 7:00 P.M.
SCHOOL COMMITTEE ROOM - TOWN HALL**

Present: Tom Billups – Chairman, Duncan Maio, Fred Watson, Chet Orciuch

Mark Hanchar arrived at 7:20

Also Present: Robert Speaker, Building Official

The Chairman, Mr. Billups, called the meeting to order at 7:15.

Upon a motion by Mr. Maio and second by Mr. Watson, the minutes from the May 23, 2005 were accepted with changes by Mr. Orciuch.

**Appeal of Richard Schwartz and Brienne Brown - Owners
15 Lee Road, Barrington, RI**

Present: Peter Crump, Contractor speaking on behalf of the Owners

Mr. Crump wants to install walls in basement; however building code requires a ceiling higher than the existing 6'6" and 6'2" to the beam. Mr. Crump stated that the beam is a steel beam and there is one egress from the basement. He also stated that the stairs have 7'2" from nosing to ceiling. There will be storage under the stairs.

Mr. Watson made a motion to raise the beams, however the motion did not receive a second. Mr. Orciuch did not think that this should be a habitable basement. Mr. Billups stated that he does not have an issue with the 6'6", but he did have a problem with a 6'2" beam.

Mr. Hanchar made a motion to allow walls only around the mechanical room and on the side of the house where the habitable area will have the 6'6" ceiling height and 6'8" clearance at the stairwell. This motion was also withdrawn, as it also did not receive a second.

Mr. Hanchar made a new motion to grant a 2" exception to the IRC code section 305.1, exception 6 allowing for a 6'6" ceiling and there is 6'4" under the beam. At the base of the stair the clearance must be 6'6" at the nose of the first stair. Mr. Watson seconded the motion and the motion passed 5-0.

Upon a motion by Mr. Orciuch, with a second by Mr. Watson the meeting adjourned at 7:50.

Robert Speaker

Clerk Pro Tem