

# **BUILDING BOARD OF REVIEW MEETING**

**MONDAY, MAY 14, 2007**

**7:00 P.M. COUNCIL CHAMBERS - TOWN HALL**

**Present: Tom Billups – Chairman, Chet Orciuch, Noah Szosz & Fred Watson**

**Also Present: Robert Speaker, Building Official and Valerie Carroll, Secretary**

**The Chairman, Mr. Billups, called the meeting to order at 7:00.**

**Mr. Szosz moved to approve the minutes of the April 10, 2007 Building Board of Review Meeting as written. Mr. Watson seconded the motion and it passed unanimously (4-0).**

**Appeal of a Requirement of the Building Official from James and Lisa Egan, owners, for property at 48 Hawthorne Avenue Road, Barrington, RI; Assessor's Plat 25, Lot 35.**

**Present: Dean Martineau, Builder**

**Lisa Egan, Homeowner**

**There was no one in the audience to speak for or against the application.**

**Mr. Martineau explained that the homeowners were looking to convert their existing basement to a play area/drum practice space for their children. It was noted that there was no secondary means of egress from the basement; a sprinkler system has been installed.**

**The proposed ceiling height would be 6'1" with a clearance of 5'9" under the ducts. The code requirement is 6'8" for a habitable basement, with a height of 6'4" under the ducts.**

**The Board members felt strongly that the proposed ceiling height would be a safety hazard for rescue crews and they noted that the applicant could drop the floor down and be able to comply with code regulation.**

**VOTE: Mr. Orciuch moved to deny the application due to the fact that the request is too far from the code requirement. Mr. Watson seconded the motion at it passed unanimously (4-0).**

**Appeal of a Requirement of the Building Official from Alicia and Adam Hamblet, owners, for property at 28 Alfred Drowne Road, Barrington, RI; Assessor's Plat 2, Lot 152.**

**Present: Scott Weymouth, Project Architect**

**There was no one in the audience to speak for or against the application.**

**Mr. Weymouth explained that they are looking to convert an existing carriage house into a playroom, however currently the space can only be accessed via the second floor bedrooms. The homeowners would like first floor access to the space. The hallway access would have a ceiling height of 6'5" from the slab to the drywall. The original proposed step was eliminated so the 6'5" height continues straight through, and then the doorway opens into a 9' area. It was noted that the playroom has multiple means of egress. The Board asked if the applicant would be able to achieve the required height and Mr. Weymouth replied that while it was not the most desirable choice, they had the ability to cut down the floor and lower it, thereby bringing the ceiling height to code.**

**VOTE: Due to the fact that the applicant has the ability to bring the ceiling height to code, Mr. Orciuch moved to deny the application. Mr. Watson seconded the motion at it passed unanimously (4-0).**

**At 7:35 Mr. Szosz moved to adjourn the meeting. Mr. Watson seconded the motion and it passed unanimously.**

**Respectfully Submitted,**

**Valerie Carroll**

**Secretary**