

A regular meeting of the Building Code Board of Appeals was called to order at 8:32 a.m. on Wednesday, November 4, 1998, by the chairman Ted Dziurman.

PRESENT: Ted Dziurman
Richard Kessler
William Need
William Nelson
Matt Remus

**APPROVAL OF MINUTES -- Regular meeting October 7, 1998, and Special Meeting
October 21, 1998**

Motion by Need
Supported by Nelson

MOVED, to approve the October 7, 1998, minutes as written.

Yeas: All 5

MOTION TO APPROVE CARRIED

Motion by Need
Supported by Nelson

MOVED, to approve the October 21, 1998, minutes as written.

Yeas: All 5

MOTION TO APPROVE CARRIED

**ITEM #1 A. REA CONSTRUCTION INC., 777 JOHN R. (TROY FORD), for relief
of Chapter 79 of the City Ordinance, Section 1014.6 of the 1993
BOCA**

Mr. Kessler explained that the applicant is requesting relief of Chapter 79 of the City Ordinance, Section 1014.6 of the 1993 BOCA Building Code to allow stair risers to exceed the 7inch maximum height limitation by ½ inch making the total rise 7 ½ inches.

David Rea was present and stated that the stairs have been constructed. The difference in the rise was an error in the construction. The error was found by the City of Troy Building Department field inspector. Mr. Rea indicated that there are approximately 18 steps and the rise varies from 7-1/8" to 7-1/2", the stairs are approximately 44 inches wide and there are handrails on both sides of the stairs. They propose to install a bright yellow and black striped tape on the nosing of each stair.

ITEM #1

The stairs are only used as an emergency exit from the mezzanine and cannot be accessed from any other location.

Mr. Kessler presented the Board with a section from the code regarding stairways and stair requirements. A B.O.C.A. commentary was also attached. The Board discussed stairs, reasoning for the uniform riser and tread requirements. Mr. Kessler explained the commentary and the stair risers. Stair lighting was discussed with Mr. Rea.

Motion by Nelson
Supported by Need

MOVED, to grant A. Rea Construction, Inc., 777 John R (Troy Ford), a variance, as requested, for relief to maintain the stairway with stair risers of 7-1/2" where 7" is the maximum height limitation, with the following stipulations:

1. That the bright yellow and black striped tape be maintained along the nosing of each stair.
2. That adequate lighting and emergency lighting shall be provided in the stairwell.

Yeas: 4- Nelson, Need, Remus, Dziurman
Nays: 1- Kessler

MOTION TO APPROVE CARRIED

Mr. Kessler reminded Mr. Rea about maintaining the tolerance level.

The Building Code Board of Appeals meeting adjourned at 8:55 a.m.

RK/ddb