

VILLAGE OF FOX POINT
BUILDING BOARD MINUTES
JANUARY 16, 2015

A meeting of the Building Board was held in Schwemer Hall, 7200 N. Santa Monica Blvd., on Friday, January 16, 2015 at 7:45 A.M. Those present included:

William Feldman
Jeff Weber
Stuart Rothman

Scott Miller, Building Inspector

Notice of the meeting was provided to the North Shore Now and to all others as required by State open meeting laws and posted on the official bulletin boards.

Approval of the minutes of the January 2, 2015 Building Board meeting.

On a motion of Stuart Rothman, seconded by William Feldman, and unanimously carried, the Building Board members approved the minutes of the January 2, 2015 meeting.

Todd J. Caze, 7610 N. Regent Road, proposed basement renovation which includes the installation of three (3) new egress windows. It was the consensus of the Building Board to table this application because of the following reasons. They are:

- 1) The application did not include any documentation showing that the bedrooms would be provided with natural light by means of glazed openings of at least 8% of the net floor area.
- 2) The application did not show compliance with the Village's 100 sq/ft minimum bedroom sizing requirement.
- 3) The application did not show the location of the electrical service panel.
- 4) The application did show that the basement mechanical room would be provided with code compliant combustion-air openings.
- 5) The application did not show compliance with the Village's 6'10" ceiling height requirement.
- 6) The application did not specify the size of the beams/headers above the new window openings.
- 7) The application did not contain enough information to show that code compliant egress windows would be provided in the bedrooms.
- 8) The application did not include construction details showing compliance with the Village Building Code.
- 9) The application did not include a building section drawn through the new basement egress windows to verify compliance with window sill height requirements, area well requirements and other requirements of the Village Building Code.

Brett and Helena Laven, 7050 N. Belmont Lane, proposed building additions and other building improvements as described in the application (Tabled at the December 5, 2014 Building Board meeting). It was the consensus of the Building Board to table this application because of the following reasons:

- 1) The application shows that the proposed addition(s) will encroach into Village setbacks.
- 2) The application does not show that the structural members are properly sized.
- 3) The application does not include a footing/foundation plan.
- 4) The application does not include a building section.
- 5) The application does not show that a code compliant firewall will be provided between the residence and attached garage.
- 6) The application does not show that code compliant egress windows will be provided in the second story bedrooms.
- 7) The application does not include construction details showing that this project will comply with the Village's Building Code.
- 8) The application does not show that safety glazing will be provided within 3'00" of the bathtub/shower stalls.
- 9) The application does not include any wall bracing information.

Adjourn

On a motion of Stuart Rothman, seconded by Jeff Weber, and unanimously carried, the Building Board adjourned at 8:18 A.M.

Respectfully Submitted,

Scott Miller
Building Inspector
Village of Fox Point