

City of Cedar Rapids
Code Enforcement-Housing Code Board of Appeals
Wednesday, July 6, 2022- @ 1pm-Building Services-500 15th Ave SW
Green Square Conference Room

Board Members Present

Lana Baldus
Garry Grimm
Coe Molumby
Rick Monthie
Craig Stump

Board Members Absent:

Al Aossey
Amanda Burns

City Staff Present

Greg Buelow Housing/Code Enforcement Manager
Ryan Simon, Housing Inspector
Shannon Day, Recording Secretary

Garry Grimm moved to accept the minutes of the last meeting held on Wednesday, May 4, 2022. Rick Monthie seconded the motion. All ayes. Motion carried.

New Business:

H-1-2022-Layne Samuelson-1645 34th St NE

Manager Greg Buelow restated the code "Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated." This code covers new and existing properties.

Ryan Simon states this house was originally built in 1920-there is no outside wall to the bathroom. Unknown previous owners had remodeled and constructed an addition to the house, however no permit was ever found for the construction of the addition-only the permit for Mr. Samuelson replacing the shingles on 6/5/2018. If a building permit had been obtained for the addition at that time-the ventilation requirement would most likely have been resolved at that time. Ryan Simon stated the addition appears to be at least 40 years old.

Mr. Samuelson purchased the property on 9/20/2013-purchased at a Sheriff sale and then Mr. Samuelson changed the deed from his name to RNR LLC on 5/16/2019.

Ryan Simon states he had spoken with a contractor who states one option would be to run the ventilation fan through ceiling-however the attic space is not finished, however is very small and almost inaccessible. Ryan Simon then mentioned another option after speaking with a building inspector would possibly go through the basement-put it in the wall mount and drop down to the basement and run it out the rim board however drilling a 3 inch hole in the bottom plate of the wall would be required and would have to carefully measure.

Mr. Samuelson stated if he had been aware of the ventilation issue-he could have added while replacing the roof.

Mr. Samuelson then stated if he could find a way to go out would it be possible to run exposed duct work pipe off the enclosed back porch? Ryan Simon advised to look at manufactured specs and asked if flexible steel would work.

Inspector Dave Lesmeister was summoned into the HBA meeting to verify what material would be acceptable for ventilation. Dave Lesmeister stated a clothes dryer exhaust duct shall be constructed of metal no smaller than 4" in diameter-see manufacturer for distance and length of piping. Bathroom exhaust ducting can be smooth metal piping or factory-made ducts listed in labeled in accordance with UL 181. PVC is not acceptable for use in ducting exhaust systems.

Mr. Samuelson stated he could complete the work in 30 days.

Coe Molumby moved to give Mr. Samuelson another 30 days to get the ventilation fan completed and exterior items completed by August 6, 2022. (Remaining interior items completed by July 12, 2022). Rick Monthie seconded the motion. All ayes. Motion carried.

Coe Molumby moved to adjourn the meeting. Garry Grimm seconded the motion. Meeting adjourned at 1:30 pm.

Respectfully submitted,
Shannon Day Recording Secretary