

**APPROVED MARCH 1, 2000**

**CITY OF URBANA  
PROPERTY MAINTENANCE CODE BOARD OF APPEALS  
WEDNESDAY, OCTOBER 6, 1999**

**MEMBERS PRESENT:**

Don Keeler, Bill Rose, Tom Welch, Dick Halberstadt and Gary Stebbins

**STAFF PRESENT:**

Mike Nickols and Vivian Petrotte

**OTHERS PRESENT:**

Kevin Hunsinger, Owner

**CALL TO ORDER:**

The meeting was called to order by Gary Stebbins at 4:03 p.m.

**APPROVAL OF MINUTES:**

Gary Stebbins asked for a motion to approve the minutes of the meeting held Wednesday, July 7, 1999. Bill Rose made the motion to approve the minutes and Dick Halberstadt seconded the motion. All agreed and the minutes were not only approved as read, and signed by Donald Keeler.

**OLD BUSINESS:**

There was no old business to discuss.

**NEW BUSINESS:**

The case to be heard was PMCBA-99-V-5; 714 W. Green St., Hunsinger Enterprises, Inc., Owner.

Mr. Kevin Hunsinger was introduced and briefed the board on the situation at 714 West Green. "The building is a duplex and on the first floor is a three bedroom unit which includes the basement and this is one of the three bedrooms. The bedroom is about double the size of a normal size bedroom, is nicely finished and has more than one exit out and an egress window. The ceiling height is around 6'8" to 6'9" depending on where you measure. (Staff looked at the printed out floor plan). It has been this way since being made a duplex."

Mr. Stebbins asked Mr. Hunsinger whether the heating pipes were insulated. Mr. Hunsinger stated that they were not. Mr. Stebbins stated that it might be a good idea to insulate the pipes with the type of insulation that would help against people cracking their heads. Mr. Halberstadt stated that the name of the insulation was Armorflex. Mr. Rose asked what kind of heat it was, steam or gravity hot water. Mr. Hunsinger was unsure. Mr. Hunsinger said that he would put recessed lights in. Mr. Nickols stated that the main part of the room was 6'8½" and that you would only need to be in the one area to open the window. Mr. Rose stated that if the heat was gravity hot water, the pipes could handle a bend but steam

heat could not. That was discussed, but was decided that Mr. Hunsinger would only get around 2 to 3 inches this way.

Mr. Welch stated that the best idea would be to install armorflex on the pipe. Mr. Halberstadt agreed and made a motion that if Mr. Hunsinger installed armorflex and recessed the lights the variance should be granted. Mr. Stebbins seconded the motion and asked for a vote. It passed unanimously.

**OTHER BUSINESS:**

Mr. Nickols stated that the Building Safety Division was in the process of doing code review on the 1996 BOCA Code. The Property Maintenance Board would be involved with the changes in the Property Maintenance Code and would be informed when the date had been set. There was some discussion on the codes.

**ADJOURNMENT:**

Gary Stebbins made a motion to adjourn the meeting at 4:13 p.m. Bill Rose seconded the motion and the meeting was adjourned.

Respectfully submitted,

Approved:

Vivian Petrotte

Don Keeler, Secretary

PMCBA:vp