



# Town of South Kingstown, Rhode Island

## BUILDING AND ZONING DEPARTMENT

180 High Street  
Wakefield, RI 02879  
Tel (401) 789-9331 x1225

# BUILDING CODE BOARD OF APPEALS NOTICE OF DECISION

December 14, 2022

Members Present: Edward Melchiori, Laura Krekorian, Thomas Gilchrist  
Members Absent: Michael Joyce, Paul Schurman

At a meeting of the Building Code Board of Appeals held on December 14, 2022 the following Petition was heard:

**Petition of James and LaRea McKelvey**, 109 Columbia Street, Wakefield, RI 02879. The applicant is seeking relief of State Building Code 2021 (SBC-2), Section R311.3.2 - Floor elevations at other exterior doors. Doors other than the required egress door shall be provided with landings or floors no more than eight and one quarter inches (8 ¼") (209.55 mm) below the top of the threshold. Exception: A top landing is not required where a stairway of not more than two (2) risers is located on the exterior side of the door, provided that the door does not swing over the stairway. The applicant is requesting a variance from the landing requirement and to allow three (3) stair risers servicing the exterior door of the detached garage.

Owner is James M. and LaRea Jo McKelvey for premises located at 109 Columbia Street, South Kingstown, RI 02879. Assessor's Map 57-1, Lot 201, Zoned R10.

**The following individuals spoke:**

- James McKelvey, applicant

**There was no one who spoke either in support of or opposition to the petition.**

**The following materials were entered into the record:**

- Application signed by James McKelvey and received December 1, 2022
- Cover Page Architectural Drawings (G-001), Architectural Site Plan (AS-001), First Floor Plan (A-109) all prepared by Providence Architecture and stamped by Kevin Diamond, AIA and dated March 2, 2022.
- Photographs (2 pages)

**The Motion is as follows:**

**Mr. Gilchrist made the following motion which was duly seconded by Mr. Melchiori.**

**Whereas a vote was taken: 3-0 in favor.**

**(T. Gilchrist-aye, E. Melchiori-aye, L. Krekorian – aye)**

The Board directed the applicant to submit a cross-section showing step and slope details up to the threshold with dimensions. The detail will show a two (2) riser solution with maximum rise to not to exceed 8-1/4". This will also eliminate the need for a 3'x3' landing. The plans will be reviewed by the Building Official to verify the proposal meets the Code requirements.

Mr. McKelvey's application was withdrawn administratively.

Respectfully,

James Gorman,  
Town of South Kingstown Building Official & Zoning Clerk