



AGENDA

The Metropolitan Government of Nashville and Davidson County...

Board of Fire and Building Code Appeals MINUTES

Meeting Date: **Tuesday – November 9, 2021**
 Place: Development Service Conference Center- Metro Office Building-800 2nd Ave South
 Time: 9:00 A.M.

FIRE AND BUILDING BOARD MEMBERS	MEMBER TERM EXPIRES	MEMBER ATTENDANCE	STAFF PRESENT
Rich McCoy-Chairman	March 1, 2022	Present	Joe Almon
John Finch-Vice Chairman	March 1, 2022	Present	Wade Hill
Christopher Bainbridge	March 1, 2023	Present	Macy Amos
Randy Clark	March 1, 2023	Absent	Byron Hall
Cal Nielson	March 1, 2025	Present	Theresa Hayes
Phil Ponder	March 1, 2022	Present	
Marina Ntoupi	April 1, 2025	Absent	
Jonathan Woodside	March 1, 2022	Absent	
Vacant			

AGENDA TOPICS

- I. Call Meeting To Order
- II. Appeal Cases
- III. Other Business
- IV. Approval of Last Month's Minutes
- V. Adjournment

I. CALL THE MEETING TO ORDER

II. APPEAL CASES

CASE HAS BEEN WITHDRAWN

Appeal Case No. 20210061295

Represented by:

Site Address: **3927 GALLATIN PIKE
NASHVILLE, TN 37216**

Map/Parcel Number: 06115005800

Appellant: Coordination Plus, LLC

Parcel Owner: Coordination Plus, LLC

Code Provision: Per 2018 IRC - Section R310.2.1, Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height of the opening shall be not less than 24 inches and the net clear width shall be not less than 20 inches. Exception: Grade floor openings or below-grade openings shall have a net clear opening area of not less than 5 square feet.

Applicant Appeals: To have emergency escape and rescue openings less than the minimum size required.

Deferred from October 12, 2021 meeting- Meeting was cancelled due to no quorum.

Discussion:

Motion:

Approved / Denied:

First:
Second:

WITHDRAWN

Appeal Case No. 20210063232

Represented by: Matthew Williams

Site Address: **15109 Old Hickory Blvd.
Nashville, TN 37211**

Map/Parcel Number: 16100018500

Appellant: Matthew Williams

Parcel Owner: Mapco Express, INC.

Code Provision: 2018 IECC Chapter 2 Definitions: **TECHNICALLY INFEASIBLE.** An alteration of a facility that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

Applicant Appeals: Applicant seeks a variance to the interpretation of the definition

Deferred from October 12, 2021 meeting- Meeting was cancelled due to no quorum.

Discussion:

Motion: Deny

Approved / Denied:

First: Finch
Second: Ponder

**Denied
5-0**

Appeal Case No. 20210062899

Represented by: Micah Padgett

Site Address: **505 Cunniff Pkwy
Goodlettsville, TN 37072**

Map/Parcel Number: 03315000300

Appellant: Micah Padgett

Parcel Owner: Parkway Baptist Church of Madison, TN.

Code Provision: PER CODE REVIEW: To comply with the following - 2018 IEBC 305.6 Alterations - requires alteration to comply with Chapter 11 of the IBC unless technically infeasible; 2018 IBC 1108.2.8 Performance areas - area is to be accessible

Applicant Appeals: applicant will request variance be provided from code requirements

Discussion:

Motion: Deny

Approved / Denied:

First: Finch
Second: Nielson

**Denied
5-0**

Appeal Case No. 20210066825

Represented by: Jorge Mallea

Site Address: **101 Platform Way
Nashville, TN 37203**

Map/Parcel Number: 093050A00100CO

Appellant: Jorge Mallea

Parcel Owner: SWVP-NY P4/5 Tower One, LLC

Code Provision: Per 2012 IFC 5704.2.7.5.2 Filling, emptying and vapor recovery connections.'shall be located outside of buildings in accordance with Section 5704.2.7.5.6 at a location free from sources of ignition and not less than 5 feet away from building openings or lot lines of property'.....

Applicant Appeals: interpretation / current location of the connection

Discussion:

Motion: Deny

Approved / Denied:

First: Bainbridge
Second: Finch

**Denied
5-0**

Appeal Case No. 20210067611

Represented by: Paul Jones / James Carroll

Site Address: **127 3rd Avenue South
Nashville, TN 37201**

Map/Parcel Number: 09306403200

Appellant: Paul Jones

Parcel Owner: Hastings Holdings, LLC

Code Provision: 1. 2018 IBC code section requirements: 1003.2 Ceiling Height for means of egress; 1003.3.1 Headroom for circulation paths; 1207.2 Minimum Ceiling Heights. 2. Section 1011.2 Stairway width and capacity, as the stair in question is 43' in width in lieu of the required minimum 44'

Applicant Appeals: 1. Existing basement level ceiling heights do not comply with code requirements.
2. Existing stair width does not comply with requirements

Discussion:

Motion: Approve W/Stip

Approved / Denied:

First: Finch
Second: Ponder

**Approved with Stip
Deny Low Hanging
HVAC Cassettes
5-0**

Appeal Case No. 20210068922

Represented by: Vincent Gioiella/ Gina Simmons

Site Address: **111 C Sadler Court
Nashville, TN 37212**

Map/Parcel Number: 106134C90000CO

Appellant: Vincent M. Gioiella

Parcel Owner: O.I.C. 111 Sadler Court Townhomes

Code Provision: 2012 IFC 503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. 2018 NFPA 1 section 18.2.3.3 Multiple Access Roads. More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climate conditions, or other factors that could limit access.

Applicant Appeals: Property is zoned: R6: One and two Family - (6,000 Square Foot Lot) / OV-UZO: and the lot size is 7,841 square feet, fitting the documented criteria to build two. It was not flagged before I purchased it and codes have not been changed. It was rejected stating 'new construction not allowed due to health, safety and general welfare concerns with rail traffic blocking access to the development'. If that is the case, there is no difference building one instead of two.

Discussion:

Motion: Deny

Approved / Denied:

First: Finch
Second: Ponder

**Denied
5-0**

III. OTHER BUSINESS:		
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Approval of Minutes: Changes: Approval By: Signature of Chairman _____	
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IV. MOTION FOR ADJOURNMENT:		
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