

Minutes

BOARD OF FIRE AND BUILDING CODE APPEALS

DATE:	TUESDAY- May 14, 2019	
TIME:	9:00 A.M.	
PLACE:	800 2nd Ave. So. Metro Howard. Conference Center	
<u>TERM</u> <u>EXPIRES</u>	<u>BOARD MEMBERS</u>	
3/1/2021	Rich McCoy - Chairman	Present
3/1/2021	Rodney Wilson - Vice Chairman	Present
3/1/2023	Randy Clark	Present
3/1/2021	John Finch	Present
3/1/2021	Cal Nielson	Absent
3/1/2022	Jonathan Woodside	Absent
3/1/2022	Christopher Bainbridge	Present
3/1/2023	John Cloninger	Present
ALSO PRESENT	Byron Hall, Tara Ladd, Melanie Hutchinson, Wade Hill, Al Thomas and Barbara Sloss	
I.		
II.		
III.		

2019-0005851	<p>Mr. Preston Quirk, appellant for the property located at 610 21ST AVE N 37203, being further identified as being map/parcel 09207042400, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed must comply with Master Permit 2017038975. Renovation Permit for existing warehouse building, conv Appellant appealed the following: IBC 1208.2 Minimum ceiling heights. Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches.</p>
	<p>APPELLANT WITHDREW APPEAL</p>
2019-0011883	<p>Basil Souder, appellant for the property located at 821 PALMER PL 37203, being further identified as being map/parcel 09310004600, appellant appeals the decision of the Director of Codes and Building Safety as it applies to the proposed design per 2018 IBC code criteria in lieu of currently adopted 2012 code criteria for project. Appellant appealed the request verification of appeals board to design project per 2018 IBC and other associated codes in lieu of currently adopted 2012 IBC criteria. Request an interpretation of an accepted 'fire separation distance' defined in IBC 202, to recognize a no-build easement for purposes of allowing unrated construction and openings along the east wall of the proposed Cummins Station garage - refer to IBC Tables 602 and 705.8 (code references consistent between 2012 and 2018 versions)</p>
Present	<p>Basil Souder, Owen Parkerson,–Motion to approve with stips. Owner must provide analysis that the excising construction of Cummins Station building meets Type 1 A construction. Wilson/Bainbridge – APPROVED WITH STIPS 6/0</p>

2019-0019397	Thomas Patrick Davis , appellant for the property located at 6680 JOCELYN HOLLOW RD 37205 , being further identified as being map/parcel 12808000900 , appeals the decision of the Director of Codes and Building Safety as it applies to the proposed access road to a future Single-Family Residence . Appellant appealed the 2012 IFC Appendix D Fire Apparatus Access Roads. D103.2 Fire Apparatus access roads shall not exceed 10 percent in grade. Exception: Grades steeper than 10 percent as approved by the fire chief.
Present	Thomas Davis, Ed Upadaya – Motion to defer til the June 11, 2019 meeting – McCoy/Bainbridge – DEFERRED 6/0
2019-0025361	Jeff Morrow , appellant for the property located at 1918 BROADWAY 37203 , being further identified as being map/parcel 09216014100 , appeals the decision of the Director of Codes and Building Safety as it applies to the proposed construction of a 7 story and 11 story residential / commercial mixed use development with parking . Appellant appealed the IBC Table 503 allowable heights and Building areas for Type IV HT limits R-2 Occupancy to 4 stories in height
Present	Jeff Morrow – Motion to deny – Finch/Bainbridge – DENIED 6/0
2019-0025368	Omar Baker , appellant for the property located at 209 10TH AVE S #100 37203 , being further identified as being map/parcel 09309032000 , appeals the decision of the Director of Codes and Building Safety as it applies to the proposed generator relocation at Cummins Station . Appellant appealed the 2012 IFC requires above ground tanks to be

	located a minimum distance from a building and/or property lines.
Present	Omar Bakeer, Motion to approve with stips to that generator be placed 10 ft from property line separating garage and excising Cummins Station Building – Wilson/Finch – APPROVED WITH STIPS 6/0
2019-0025590	C3 Construction , appellant for the property located at 6117 CENTENNIAL BLVD 37209 , being further identified as being map/parcel 09102006600 , appeals the decision of the Director of Codes and Building Safety as it applies to the proposed 2 story 9000sf office building. Appellant appealed the IBC table 1015.1 Spaces with one exit or exit access doorway-Business occupancy spaces require 2 exits when the occupant load is over 49 people. IBC table 1012.2(2) Stories with one exit or access to one exit for other occupancies-Third story spaces are not permitted to have only one exit.
Present	Ron Verryussa, Dave Pitta, Christian Blackburn – Motion to defer until the June 11, 2019 meeting – McCoy/Bainbridge – DEFERRED 6/0
2019-0025744	Hastings Architecture , appellant for the property located at 465 HUMPHREYS ST 37203 , being further identified as being map/parcel 10507005400 , appeals the decision of the Director of Codes and Building Safety as it applies to construct a 4 story R-2 residential occupancy building . Appellant appealed the 2012 IBC 1027.1 General. Exits shall discharge directly to the exterior of the building. The exit discharge shall be at grade or shall provide direct access to grade. The exit discharge shall not reenter the building. The combined use of Exceptions 1 and 2 shall not exceed 50 percent of the number and capacity of the required exits.

Present	Mark Zook, Laura Holler, John Oshey – Motion to approve with stip to provide freeze head sprinkler for exterior stairs – Bainbridge/Wilson – APPROVED WITH STIPS 6/0
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- V.**
- VI.**
- VII.**

Minutes Approved: _____
Chairman

Date: _____

The meeting will be held at the “**DEVELOPMENT SERVICES CONFERENCE CENTER**” in the Metro Office Building at 800 2nd Ave So.