

APPEALS

BOARD OF FIRE AND BUILDING CODE APPEALS

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2014B-28	Ted Simons , appellant for the property located at 3018 Ambrose Ave , being further identified as being map / parcel 07205005000 , appeals the decision of the Director of Codes and Building Safety as it applies to the proposed Security Apartment at existing office/warehouse Business Connections unlimited. RESTRICTIVE COVENANT FOR SECURITY RES: 2014-0404-002822. Appellant appealed the 1) IBC 903.2.7 group R. an automatic sprinkler system installed in accordance with section 903.3 shall be provided throughout all buildings with a group R fire area. 2) IBC 508.3.3.4 separated occupancies. Individual occupancies shall be separated from adjacent occupancies in accordance with table 508.3.3.
Present	DEFFERED
2014B-31	Luke Tidwell , appellant for the property located at 1104 Forrest Ave , being further identified as being map / parcel 08309012400 , appeals the decision of the Director of Codes and Building Safety as it applies to the change of use from single family home to salon without an accessible height sink in the break room. Appellant appealed the IBC 1109.4 requires all kitchenettes to be accessible. IBC 1109.3 requires sinks to be accessible. ANSI 606.3 requires sinks to be a maximum of 34" above the floor.
Present	DEFFERED
2014B-37	Rafael A. Garcia-Cerra , appellant for the property located at 2400 Charlotte Ave , being further identified as being map / parcel 09211009900 , appeals the decision of the Director of Codes and Building Safety as it applies to the proposed 5-story R-2 apartment structure with associated S-2 parking structure located on 4 parcels (to be combined) 09211009100 & parcels 97, 98, 99, located at 2400 Charlotte. Appellant appealed the 1) 705.4 local amendments: fire walls fire-resistance rating. Fire walls shall have a fire-resistance rating of not less than four (4) hours. 2) 1007.6.3 areas of refuge, two-way communication. Areas of refuge shall be provided with a two-way communication system between the area of refuge and a central control point. 3) 406.3.3.1 open parking garages, openings. For natural ventilation purposes, the exterior side of the structure shall have uniformly distributed openings on two or more sides. The area of such openings in exterior walls on a tier must be at least 20 percent of the total perimeter wall area of each tier. The aggregate length of the openings considered to be providing natural ventilation shall constitute a minimum of 40 percent of the perimeter of the tier. Interior walls shall be at least 20 percent open with uniformly

	distributed openings. 4) 704.8 exterior walls, allowable area of openings. The maximum area of unprotected or protected openings permitted in an exterior wall in any story shall not exceed the values set forth in table 704.8. 5) 502 definitions basement. That portion of a building that is partly or completely below grade plane (see _story above grade plane_ in section 202). A basement shall be considered as a story above grade plane where the finished surface of the floor above the basement is: 1. more than 6 feet (1829 mm) above grade plane; or 2. More than 12 feet (3658 mm) above the finished ground level at any point, and 503.1 the height and area for buildings of different construction types shall be governed by the intended use of the building and shall not exceed the limits in table 503.
Present	5. DEFERRED
2014B-40	Bob Johnson , appellant for the property located at 1130 Gallatin Pike , being further identified as being map / parcel 05108002000 , appeals the decision of the Director of Codes and Building Safety as it applies to the rehab space for Arrowhead Clinic under permit #201407331. Appellant appealed the 1) 2003 ANSI a117.1 - section 604.3.1 require a 56 inch by 60 inch clearance around a water closet. 2) 2003 ANSI a117.1 - section 602.4 require accessible drinking fountains to have spout outlets for standing persons between 38 inches and 43 inches above the floor. 3) 2003 ANSI a117.1 - section 305.3 require a clear space of 30 inches by 48 inches.
2014B-41	Architect , appellant for the property located at 1820 West End Ave , being further identified as being map / parcel 09216043300 , appeals the decision of the Fire Marshal as it applies to the Applicant is appealing the requirement to provide an approved automatic fire sprinklers in the vault of the 1st floor (as required in 2002 NFPA 13 - A.8.1.1). Applicant is proposing a fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion as an equivalency to fire sprinklers in the vault (only) of the 1st floor. Note: this is allowed per 2006 IBC 903.3.1.1.1.. Appellant appealed the applicant is appealing the requirement to provide an approved automatic fire sprinklers in the vault of the 1st floor (as required in 2002 NFPA 13 - a.8.1.1). applicant is proposing a fire detection system in accordance with section 907.2, that will respond to visible or invisible particles of combustion as an equivalency to fire sprinklers in the vault (only) of the 1st floor. Note: this is allowed per 2006 IBC 903.3.1.1.1..

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V.

VI.

Minutes Approved:_____

Chairman

Date: _____

The meeting will be held at the "**Sonny West Conference Center**" in the Howard Office Building at 700 2nd Ave. So.