

APPEAL

**BOARD OF FIRE AND BUILDING CODE APPEALS**

<b>DATE:</b>	<b>TUESDAY- DECEMBER 9, 2014</b>	
<b>TIME:</b>	<b>9:00 A.M.</b>	
<b>PLACE:</b>	<b>700 2<sup>nd</sup> Ave. So. Metro Howard. Conference Center</b>	
<b><u>TERM</u></b> <b><u>EXPIRES</u></b>	<b><u>BOARD MEMBERS</u></b>	
<b>3/1/2018</b>	<b>John Olert, Chairman</b>	
<b>3/1/2017</b>	<b>Rich McCoy, Vice Chairman</b>	
<b>3/1/2017</b>	<b>Eddie Hutton</b>	
<b>3/1/2016</b>	<b>Bill Wamsley</b>	
<b>3/1/2016</b>	<b>Rodney Wilson</b>	
<b>3/1/2017</b>	<b>Randy Clark</b>	
<b>3/1/2017</b>	<b>Bill Steffenhagen</b>	
<b>3/1/2018</b>	<b>Katherine Gathings</b>	
<b>3/1/2018</b>	<b>John Finch</b>	
<b>ALSO PRESENT</b>		
<b>I.</b>		
<b>II.</b>		
<b>III.</b>		

<p><b>2014B-74</b></p>	<p><b>James Criswell</b>, appellant for the property located at <b>1046 E Trinity Ln</b>, being further identified as being map / parcel <b>07206021500</b>, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed bar and event space <b>Cult Fiction Underground</b> per permit T201436263. Appellant appealed the IBC 903.2.1.2 group a-2. An automatic sprinkler system shall be installed for group a-2 occupancies where one of the following conditions exists: 1. the fire area exceeds 5,000 square feet; 2. the fire area has an occupant load of 100 or more; or 3. the fire area is located on a floor other than the level of exit discharge.</p>
<p><b>2014B-76</b></p>	<p><b>Josh Spence</b>, appellant for the property located at <b>110 3rd Ave S</b>, being further identified as being map / parcel <b>09306405700</b>, appeals the decision of the Director of Codes and Building Safety as it applies to <b>allow stairs without areas of refuge and allow exterior wall openings on zero lot line</b> in rehab of existing building. Appellant appealed the appeal 1. 2006 IBC - 1007.3 exit stairways. in order to be considered part of an accessible means of egress, an exit stairway shall have a clear width of 48 inches (1219 mm) minimum between handrails and shall either incorporate an area of refuge within an enlarged floor-level landing or shall be accessed from either an area of refuge complying with section 1007.6 or a horizontal exit. 2. 2006 IBC table 704.8 maximum area of exterior wall openings.</p>

<b>2014B-79</b>	<p><b>Ron Gill</b>, appellant for the property located at <b>2700 Charlotte Ave</b>, being further identified as being map / parcel <b>09210027000</b>, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed <b>new 259 unit, 5-story, R-2 Apartment structure with S-2 parking garage</b> known as <b>The Heights of Charlotte</b>, per Master Permit 201429371 and 9 additional foundation, shell, and finish permits. Appellant appealed the 1) local amendment to IBC 705.4 fire-resistance rating. Fire walls shall have a fire-resistance rating of not less than four (4) hours. 2) IBC 716.6.2 membrane penetrations. Ducts and air transfer openings constructed of approved materials in accordance with the international mechanical code that penetrate the ceiling membrane of a fire-resistance-rated floor/ceiling or roof/ceiling assembly shall be protected with one of the following: 1. a shaft enclosure in accordance with section 707. 2. A listed ceiling radiation damper installed at the ceiling line where a duct penetrates the ceiling of a fire-resistance-rated floor/ceiling or roof/ceiling assembly (dampers are not allowed in dryer ducts per IMC.).</p>
<b>2014B-80</b>	<p>Joe Herman, appellant for the property located at 1816 Church St, being further identified as being map / parcel 09212029200, appeals the decision of the Director of Codes and Building Safety as it applies to the construction of the new mutli-family residential</p>

	<p>building. Appellant appealed the IBC 716.6.2 requires ducts and air transfer openings to be protected with a shaft enclosure in accordance with section 707.IBC 509.2 allows multiple group a uses or group b or m uses on the level of the parking garage, but doesn't allow r uses on the garage level.</p>
2014B-81	<p><b>Craig Pitmon</b>, appellant for the property located at <b>1309 B Forrest Ave</b>, being further identified as being map / parcel <b>083090G90000CO</b>, appeals the decision of the Director of Codes and Building Safety as it applies to the <b>existing building change of use to multi-family rehab and addition</b>. Appellant appealed the IBC 1009.3 requires a minimum tread depth of 11 inches on stairs</p>
2014B-82	<p><b>William Jenner</b>, appellant for the property located at <b>901 Cowan St</b>, being further identified as being map / parcel <b>08202008000</b>, appeals the decision of the Director of Codes and Building Safety as it applies to the <b>change of use and occupancy from a single tenant bar space to a multi-tenant space without accessible entrances</b>. Appellant appealed the IBC 3409.4 requires a change of use and occupancy to have at least one accessible entrance. This building has none, although it was shown on the drawings.</p>


V.

VI.

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.