

APPEALS

BOARD OF FIRE AND BUILDING CODE APPEALS

DATE:	TUESDAY- March10, 2015	
TIME:	9:00 A.M.	
PLACE:	700 2nd Ave. So. Metro Howard. Conference Center	
<u>TERM EXPIRES</u>	<u>BOARD MEMBERS</u>	
3/1/2018	John Olert, Chairman	
3/1/2017	Rich McCoy, Vice Chairman	
3/1/2017	Eddie Hutton	
3/1/2016	Bill Wamsley	
3/1/2016	Rodney Wilson	
3/1/2015	Randy Clark	
3/1/2017	Bill Steffenhagen	
3/1/2018	Katherine Gathings	
3/1/2018	John Finch	
ALSO PRESENT		
I.		
II.		
III.		

2015B-3	<p>Mike Ireland, appellant for the property located at 1907 Broadway, being further identified as being map / parcel 09216019500, appeals the decision of the Director of Codes and Building Safety as it applies to the requirement for protected openings. Appellant appealed the table 704.8 maximum area of exterior wall openings. Table 704.8 does not allow opening in a wall that is closer than 3' to adjacent property line and it only allows a maximum of 15% opening for walls between 10' and 15' from the property line.</p>
PRESENT	<p>Mike Ireland - Called Feb. 5, 2015 to defer til March 10, 2015 meeting</p>
2015B-10	<p>Tom White, appellant for the property located at 419 3rd Ave S, being further identified as being map / parcel 09310043100, appeals the decision of the Director of Codes and Building Safety as it applies to the construction of 158000 sf type 1b 10-story 214 guestroom Hilton Garden Inn Convention Center R-1 Hotel occupancy. Appellant appealed the 2006 international building code, fifth printing: January 2009, published by the international code council, Inc., chapter 10: means of egress, section 1017: corridors, subsection 1017.3: dead ends states "where more than one exit or exit access doorway is required, the exit access shall be arranged such that there are no dead ends in corridors more than 20 feet (6096 mm) in length.exceptions:1. In occupancies in group i3 of occupancy condition 2,3, or 4 (see section 308.4), the dead end in a corridor shall not exceed 50 feet (15 240</p>

	<p>mm).2. in occupancies in groups b and gf where the building is equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.1, the length of dead-end corridors shall not exceed 50 feet (15 240 mm).3. a dead-end corridor shall not be limited in length where the length of the dead-end corridor is less than 2.5 times the least width of the dead-end corridor.</p>
2015B-12	<p>Christina Karpynec, appellant for the property located at 0 Jefferson St, being further identified as being map / parcel 09203036600, appeals the decision of the Director of Codes and Building Safety as it applies to the to construct a new student residence hall on Fisk University Campus. Appellant appealed the 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.</p>
2015B-14	<p>Russell J. Phillippi, appellant for the property located at 1800 Baptist World Center Dr, being further identified as being map / parcel 07105024400, appeals the decision of the Director of Codes and Building Safety as it applies to the renovations to Griggs Hall, an R-2 dormitory at American Baptist College under</p>

	<p>renovations per 201401458. Appellant appealed the ICC/ANSI a117.1 604.8.3 doors. Toilet compartment doors, including door hardware, shall comply with section 404.1, except if the approach is to the latch side of the compartment door clearance between the door side of the stall and any obstruction shall be 42 inches minimum.</p>
<p>2015B-16</p>	<p>James Flammia, appellant for the property located at 4307 Gallatin Pike, being further identified as being map / parcel 06107024400, appeals the decision of the Director of Codes and Building Safety as it applies to the appealing clear width door clearances on all office doors. Appellant appealed the mixed use 1350 sf residential converted to offices. ANSI 117.1 404.2.2 clear width. Doorways shall have a clear opening width of 32 inches (815 mm) minimum. Clear opening width of doorways with swinging doors shall be measured between the face of door and stop, with the door open 90 degrees. Openings doors and doorways with -out doors more than 24 inches (610 mm) in depth shall provide a clear opening width of 36 inches (915 mm) minimum. There shall be no projections into the clear opening width lower than 34 inches (865 mm) above the floor. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the floor shall not exceed 4 inches.</p>

<p>2015B-13</p>	<p>Steve Gilbert / Michael Smith, appellant for the property located at 5141 John Hagar Rd, being further identified as being map / parcel 09800010100, appeals the decision of the Director of Codes and Building Safety as it applies to the to construct classroom, dining and media room additions to existing Ruby Major Elementary School. Appellant appealed the 2006 IBC - Table 503 has allowable base area of 14,500 sq ft for educational occupancies of type 2b construction and a maximum area of 68,342 sq ft after area modifications per section 506 for a single story building with clear area around building</p>
<p>2015B-15</p>	<p>Ron Gill, appellant for the property located at 2700 Charlotte Ave, being further identified as being map / parcel 09210027000, appeals the decision of the Director of Codes and Building Safety as it applies to the New R-2 apartment development, The Heights at Charlotte, 259 residential units in 323,695 SF 5-story structure of 3-A construction per shell permit 201438464, and attached 146,161 SF S-2 parking structure of 2-B construction per 201438468. Appellant appealed the IBC 705.2 structural stability. Fire walls shall have sufficient structural stability under fire conditions to allow collapse of construction on either side without collapse of the wall for the duration of time indicated by the required fire resistance rating.</p>

<p>2015B-17</p>	<p>Curtis Lesh / Tuck Hinton Architects, appellant for the property located at 35 Music Sq E, being further identified as being map / parcel 09313014300, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed new 5 story office building for SESAC. Appellant appealed the 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</p>
<p>2015B-18</p>	<p>Kenny Ellsworth, appellant for the property located at 2110 Elliston Pl, being further identified as being map / parcel 09215012700, appeals the decision of the Director of Codes and Building Safety as it applies to the construction of a new multifamily residential building. Appellant appealed the IBC 1009.10 requires handrails on both sides of stairways</p>
<p>2015B-19</p>	<p>Julie Debow, appellant for the property located at 535 Main St, being further identified as being map / parcel 08215015400, appeals the decision of the Director of Codes and Building Safety as it applies to the Proposed new 5-story 268 unit R-2 apartment, Stacks on Main, of 5-A and 3-A construction with 5-level enclosed garage of designated 3-A construction, per 201428893.</p>

	Appellant appealed the 1) IBC 705.4 (local amendment) fire-resistance rating. Fire walls shall have a fire-resistance rating of not less than four (4) hours. 2) IBC table 503 allowable height and building areas. 4-stories are allowed for 3-a construction for r-2 occupancy with 1 additional story per 504.2 for automatic sprinkler system.
2015B-20	Matt Laitinen , appellant for the property located at 2912 Burch Ave , being further identified as being map / parcel 10402022600 , appeals the decision of the Director of Codes and Building Safety as it applies to the new 4 story apartment building with 2 levels of parking below per T201457553. Appellant appealed the IBC 705.4 (local amendments) fire-resistance rating. Fire walls shall have a fire-resistance rating of not less than four (4) hours.

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.