

APPEALS

BOARD OF FIRE AND BUILDING CODE APPEALS

DATE:	TUESDAY- APRIL 14, 2015	
TIME:	9:00 A.M.	
PLACE:	700 2nd Ave. So. Metro Howard. Conference Center	
<u>TERM</u> <u>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.		

<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>DEFERRED TIL APRIL 14, 2015</p>
<p>2015B-11</p>	<p>John Root, appellant for the property located at 2002 Eastland Ave, being further identified as being map / parcel 08306038400, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed R-3 residential (one dwelling unit) above a 1468 SF commercial space in a free-standing structure per master permit T201447501. This is to cover a similar construction on the adjacent parcel, 08306044100, 2002 1/2 Eastland. Appellant appealed the IBC [f] 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.</p>

<p>2015B-21</p>	<p>Danny Osman, appellant for the property located at 7741 Highway 70 S, being further identified as being map / parcel 12700030100, appeals the decision of the Director of Codes and Building Safety as it applies to the renovation of existing building for use and occupancy as assembly. Appellant appealed the IBC 1015.1 requires two means of egress where the occupant load exceeds 50 people or where the common path of egress travel exceeds 75 feet</p>
<p>2015B-22</p>	<p>Greg Smith, appellant for the property located at 204 Acklen Park Dr, being further identified as being map / parcel 10402007300, appeals the decision of the Director of Codes and Building Safety as it applies to the appeal of requirement to provide areas of refuge. Appellant appealed the occupancy residential r-2, construction type 5a over 1a, 4 stories approx. 27,000 sf international building code section 1007.6 areas of refuge. Every required area of refuge shall be accessible from the space it serves by an accessible means of egress. The maximum travel distance from any accessible space to an area of refuge shall not exceed the travel distance permitted for the occupancy in accordance with section 1016.1. Every required area of refuge shall have direct access to an enclosed stairway complying with sections 1007.3 and 1020.1 or an elevator complying with section 1007.4. where an elevator lobby is used as an area of refuge, the shaft and lobby shall comply with section 1020.1.7 for smoke</p>

	<p>proof enclosures except where the elevators are in an area of refuge formed by a horizontal exit or smoke barrier.</p>
<p>2015B-23</p>	<p>Tim Williamson, appellant for the property located at 818 19th Ave S, being further identified as being map / parcel 09216030600, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed R-2 development with 13 stories 344 units Residential Apartment tower above 6 stories parking structure with street level retail shops, restaurants, and leasing offices. Construction type: Type IA, Fully Sprinkled with NFPA 13 system. Location currently comprises 5 parcels which will be combined. Appellant appealed the IBC 1017.3 dead ends. 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 i-3 of occupancy condition 2, 3 or 4 (see section 308.4), the dead end in a corridor shall not exceed 50 feet (15 240 mm). 2. in occupancies in groups b and f 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>

<p>2015B-24</p>	<p>Andy Stone, appellant for the property located at 5060 Kingsview Ct, being further identified as being map / parcel 14610003800, appeals the decision of the Fire Marshal as it applies to the appealant wishes to appeal turnaround and grade requirements. Appellant appealed the new residential construction, lot is heavily wooded and falls under the steep slope provisions of oak hill IFC d103.2 grade. Fire apparatus access roads shall not exceed 10 percent in grade. Exception: grades steeper than 10 percent as approved by the fire chief. IFC d103. 4 deadends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with table d103.4.length 151_500 width 20 turnaround required 120-foot hammerhead, 60-foot _y_ or 96-foot-diameter cul-de-sac in accordance with figure d103.1</p>
<p>2015B-25</p>	<p>Jami S Mohlenkamp, appellant for the property located at 1617 Bell Rd, being further identified as being map / parcel 16200025000, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed development of Millwood Commons phase 1A consisting of 252 multi-family apartment units in fully sprinkled 3-story residential (R-2) walkup structures of Type 5-B construction. Each level contains four 1-story units served by a single exit stair. Appellant appealed the 2006 IBC 1019.2 buildings with one exit. In accordance with table 1019.2, sprinkled r-2</p>

	<p>single exit buildings with four dwelling units are limited to a travel distance of 50 feet.</p> <p>2006 IBC 1014.3 common path of travel - allows 125 feet for sprinkled r-2 occupancies.</p>
2015B-26	<p>Brandon Davis, appellant for the property located at 1201 Church St, being further identified as being map / parcel 09309007600, appeals the decision of the Director of Codes and Building Safety as it applies to the Reduction of 4hr to 3hr. wall. Appellant appealed the apartments R-2 wrapped around a 2A parking structure - type 3A apartment construction type - 5 stories total-building approx. 350,000 sf. - 6 firewalls total1) 2006 IBC amendments - H. Section 705.4 and table 705.4 of the 2006 edition of the international building code is hereby amended by deleting section 705.4 and table 705.4 and substituting the following: 705.4 fire-resistance rating. Fire walls shall have a fire-resistance rating of not less than four (4) hours. 2) 2006 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.</p>
2015B-27	<p>Jeff Kuhnenn, appellant for the property located at 222 2nd Ave S, being further identified as being map /</p>

	<p>parcel 09306409600, appeals the decision of the Director of Codes and Building Safety as it applies to the construction of 24 story business occupancy with 25000 s.f. floor plate. Appellant appealed the 2006 IBC 704.10 for buildings on the same lot, opening protective having a fire-protection rating of not less than 3/4 hour shall be provided in every opening that is less than 15 feet vertically above the roof of an adjoining building or adjacent structure within a horizontal fire separation distance of 15 feet of the wall in which the opening is located.</p>
2015B-28	<p>Jamie Pfeiffer, appellant for the property located at 218 S 11th St, being further identified as being map / parcel 083130B10700CO, appeals the decision of the Director of Codes and Building Safety as it applies to the business occupancy of ~1000 SF for Q Prime Media Lounge, under construction permit 201438243. Appellant appealed the ANSI 606.3 height. The front of lavatories and sinks shall be 34 inches maximum above the floor, measured to the higher of the rim or counter surface.</p>
2015B-29	<p>Smith Gee Studio LLC, appellant for the property located at 1401 3rd Ave N, being further identified as being map / parcel 08209011200, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed 249 unit R-2 apartment structure of 3-A and 5-A construction with 126,000 SF S-2 enclosed</p>

garage of 1-A construction, to be known as **Fountains at Germantown**, per 201502549 & 201502552.. Appellant appealed the 1) IBC 1017.3 dead ends. Where more than 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 in length. 2) IBC 705.4 (local amendment) fire wall fire-resistance rating. Fire walls shall have a fire-resistance rating of not less than 4 hours. 3) 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 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. 4) IBC 1018.1 general. ... Once a given level of exit protection is achieved, such level of protection shall not be reduced until arrival at the exit discharge. 5) IBC 705.1 fire walls general. Each portion of a building separated by one or more fire walls that comply with the provisions of this section shall be considered a separate building. The extent and location of such fire walls shall provide a complete separation. and IBC 1402.1 definition of exterior wall. a wall, bearing or nonbearing, that is used as an enclosing wall for a building, other than a fire wall ... 6) IBC 715.4.6.1 glazing material size limitations. wired glass used in fire doors shall comply with table 715.5.3. Other fire-protection-rated glazing shall comply with size limitations of NFPA 80..

2015B-30

Jami S Mohlenkamp, appellant for the property located at **1617 Bell Rd**, being further identified as being map / parcel **16200025000**, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed development of Millwood Commons phase 1A consisting of 252 multi-family apartment units in fully sprinkled 3-story residential (R-2) walkup structures of Type 5-B construction. Each level contains groupings of **four 1-story units served by a single exit stair**. Appellant appealed the 2006 IBC 1019.2 buildings with one exit. In accordance with table 1019.2, sprinkled r-2 buildings with four dwelling units are allowed to be served by a single exit.

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.

