

# MINUTES

## BOARD OF FIRE AND BUILDING CODE APPEALS

<b>DATE:</b>	<b>TUESDAY- September 12, 2017</b>	
<b>TIME:</b>	<b>9:00 A.M.</b>	
<b>PLACE:</b>	<b>800 2<sup>nd</sup> Ave. So. Metro Howard. Conference Center</b>	
<b><u>TERM EXPIRES</u></b>	<b><u>BOARD MEMBERS</u></b>	
<b>3/1/2018</b>	<b>John Olert, Chairman</b>	<b>Present</b>
<b>3/1/2021</b>	<b>Rich McCoy, Vice Chairman</b>	<b>Present</b>
<b>3/1/2021</b>	<b>Rodney Wilson</b>	<b>Present</b>
<b>3/1/2019</b>	<b>Randy Clark</b>	<b>Present</b>
<b>3/1/2018</b>	<b>Bill Steffenhagen</b>	<b>Present</b>
<b>3/1/2018</b>	<b>Katherine Gathings</b>	<b>Present</b>
<b>3/1/2018</b>	<b>John Finch</b>	<b>Present</b>
<b>3/1/2021</b>	<b>Mike Turner</b>	<b>Present</b>
<b>3/1/2021</b>	<b>Cal Nielson</b>	<b>Present</b>
<b>ALSO PRESENT</b>	<b>Barbara Demonbreun, Rick Harris, Byron Hall, Macy Amos and Barbara Sloss</b>	
<b>I.</b>		
<b>II.</b>		
<b>III.</b>		

<p><b>2017-0055133</b></p>	<p><b>Looney Ricks Kiss</b>, appellant for the property located at <b>1220 2ND AVE N #100 37208</b>, being further identified as being map/parcel <b>08209037500</b>, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed project which includes a <b>3000sf restaurant</b> located within a 4 building apartment complex. The restaurant appellant appealed the International Energy Conservation Code 2012 section C402.4.7 Vestibules – All building entrances shall be protected with an enclosed vestibule.</p>
<p><b>Present</b></p>	<p><b>Damon Ryder and Chris Wolfington – Motion to approve – Wilson/McCoy – APPROVED 9/0</b></p>
<p><b>2017-0056466</b></p>	<p><b>Darrell Lambert</b>, appellant for the property located at <b>2030 BERNARD CIR 37212</b>, being further identified as being map/parcel <b>10509010000</b>, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed new <b>10-story Residence Hall for Belmont University</b> under construction per 2016061404. Appellant appealed the 1) IBC 1029.1 Emergency escape and rescue. In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section. 2) IBC 1107.6.2.2 Accessibility Group R-2 other than apartment houses monasteries and convents. In Group R-2 occupancies, other than apartment houses, monasteries and convents, accessible units and Type B units shall be provided in accordance with Sections 1107.6.2.2.1 and</p>

	1107.2.2.2. 1107.2.2.2 Type B units. Where there are four or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and every sleeping unit intended to be occupied as a residence shall be a Type B unit.
<b>Present</b>	<b>David Minacan, Anthony Donovan, Barry Bonnaman – 1. Motion to approve – Wilson/Finch – APPROVED 7/1 – Steffenhagen – Recused Himself – OPPOSED -Turner 2. Motion to approve – Finch/McCoy - APPROVED 8/0 – Steffenhagen – Recused Himself –</b>
<b>2017-0057041</b>	<b>Alford Construction LLC</b> , appellant for the property located at <b>1905 SHELBY AVE 37206</b> , being further identified as being map/parcel <b>08314035000</b> , appeals the decision of the Director of Codes and Building Safety as it applies to the proposed Construction of new <b>single family residence</b> . Appellant appealed the 2012 IRC Section 305.1 requires habitable spaces to have a ceiling height of at least 7 feet in at least 50 per cent of the room.
<b>Present</b>	<b>Chance Alford and Cheyenne Smith – Motion to approve – Wilson/Clark – APPROVED 9/0</b>
<b>2017-0057412</b>	<b>Oak Hall</b> , appellant for the property located at <b>4017 HILLSBORO PIKE #303 37215</b> , being further identified as being map/parcel <b>13102001601</b> , appeals the decision of the Director of Codes and Building Safety as it applies to the proposed <b>tenant finish out of retail space with 2 stories of approximately 12,700sf</b> . Appellant appealed the 2012 IECC C402.4.7 vestibules. All building entrances shall be protected with an enclosed vestibule, with all doors opening into and out of the vestibule equipped with self-closing devices. Vestibules shall be designed so that in passing through the vestibule it is not necessary for the

	<p>interior and exterior doors to open at the same time. The installation of one or more revolving doors in the building entrance shall not eliminate the requirement that a vestibule be provided on any doors adjacent to revolving doors.</p> <p>Exception #4 Doors that open directly from a place of less than 3000sf in area.</p>
<b>Present</b>	<b>Will Levy – Motion to approve with stips must install air curtain – Nielson/Steffenhagen – APPROVED WITH STIPS 5/4 – OPPOSED – Olert/Wilson/McCoy/Turner</b>
<b>2017-0057493</b>	<p><b>EOA Architects PLLC</b>, appellant for the property located at <b>700 1ST AVE N 37201</b>, being further identified as being map/parcel <b>08214003000</b>, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed new construction for <b>River Tower Condominiums</b>, 5 story residential over 2 story parking deck. Appellant appealed the IBC 1026.2 use in a means of egress. ...For occupancies in other than Group I-2, exterior exit stairways and ramps shall be permitted as an element of a required means of egress for buildings not exceeding six stories above grade plane or which are not high rise buildings.</p>
<b>Present</b>	<b>Tracy Ford and Kyle Nichols – Motion to approve with stips to provide a minimum 30 min rated wall separating the common corridor containing the egress stairs from the living unit – Wilson/Finch – APPROVED WITH STIPS 9/0</b>

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.