

# APPEAL

## BOARD OF FIRE AND BUILDING CODE APPEALS

<b>DATE:</b>	<b>TUESDAY- November 14, 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>3/1/2021</b>	<b>Rich McCoy, Vice Chairman</b>	
<b>3/1/2021</b>	<b>Rodney Wilson</b>	
<b>3/1/2019</b>	<b>Randy Clark</b>	
<b>3/1/2018</b>	<b>Bill Steffenhagen</b>	
<b>3/1/2018</b>	<b>Katherine Gathings</b>	
<b>3/1/2018</b>	<b>John Finch</b>	
<b>3/1/2021</b>	<b>Mike Turner</b>	
<b>3/1/2021</b>	<b>Cal Nielson</b>	
<b>ALSO PRESENT</b>		
<b>I.</b>		
<b>II.</b>		
<b>III.</b>		

2017-0059562	<p><b>Tom Ford Construction</b>, appellant for the property located at <b>954 RUSSELL ST 37206</b>, being further identified as being map/parcel <b>082160U00300CO</b>, appeals the decision of the Director of Codes and Building Safety as it applies to the <b>proposed 3 story town home approx. 3400sf</b> Appellant appealed the 2012 IRC R311.7.2 Headroom. The minimum headroom in all parts of the stairway shall not be less than 6ft 8in measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway</p>
2017-0062222	<p><b>Manuel Zeitlin Architects</b>, appellant for the property located at <b>128 2ND AVE N 37201</b>, being further identified as being map/parcel <b>09306207900</b>, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed <b>renovation for bar/live music areas on first/second floor</b>. Appellant appealed the IBC 603 requires all wood used in non-combustible construction to be fire-retardant</p>
2017-0062555	<p><b>Hastings Architecture</b>, appellant for the property located at <b>1043 W EASTLAND AVE #1ST FL APT 37206</b>, being further identified as being map/parcel <b>08305009600</b>, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed <b>mixed -use - Residential / Restaurant / Mercantile / Type V</b> construction, sprinkled, 4 stories Appellant appealed the 2006 IBC 1008.1.4 Floor lavation - 'There shall be a floor or landing on each side of a door.'</p>

<p><b>2017-0062898</b></p>	<p><b>Dicker &amp; Kimble Mengelburg</b>, appellant for the property located at <b>1021 MAPLEWOOD PL 37216</b>, being further identified as being map/parcel <b>06107018900</b>, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed <b>single family residence - remodel of existing attic space</b>. Appellant appealed the 2012 IRC 311.7.5.2 the minimum tread depth shall be 10 inches. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch.</p>
<p><b>2017-0063020</b></p>	<p><b>Quirk Designs</b>, appellant for the property located at <b>2312 CLIFTON AVE 37209</b>, being further identified as being map/parcel <b>09211038600</b>, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed <b>9000 SF Addition to existing 12,560 SF F-2 Brewery per 2017050514, for Blackstone Brewing Company</b>. Appellant appealed the IBC 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists: <b>1.</b> The fire area exceeds 12,000 square feet; <b>2.</b> The fire area has an occupant load of 100 or more... The existing non-Sprinkled F-2 Brewery, permitted under 201002919, has a tasting room, apparently built without permit, with an occupant load of &gt; 49. Without a 2-hour fire barrier separating this A-2 occupancy from the rest of the building, the area and occupant load violates this section.</p>

<b>2017-0063096</b>	<p><b>Alston Construction</b>, appellant for the property located at <b>2811 BRICK CHURCH PIKE #C2 37207</b>, being further identified as being map/parcel <b>06000007300</b>, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed build out of an new permitted warehouse space into a warehouse, factory, and business areas. Appellant appealed the 2012 IECC 402.3.2 minimum skylight fenestration area. Enclosed space greater than 10,000 sf directly under a roof with ceiling heights greater than 15' and used as an office, lobby, atrium, concourse, corridor, storage, gymnasium/exercise center, convention center, automotive service, manufacturing, refrigerated warehouse, retail store distribution/sorting area, transportation, or workshop. The total daylight zone under skylights shall be not less than half the floor area and shall provide a minimum skylight area to daylight zone under skylights of either: 1. Not less than 3 percent with a skylight VT of at least 0.4; or 2. Provide a minimum skylight effective aperture of at least 1 present determined in accordance with equation C4-1.</p>
<b>2017-0063222</b>	<p><b>MJM Architects</b>, appellant for the property located at <b>105 BROADWAY 37201</b>, being further identified as being map/parcel <b>09306210100</b>. Appeals the decision of the Director of Codes and Building Safety as it applies to the proposed project. Consisted of the <b>commercial renovation of the original 4 story structure</b> appellant appealed the 2012 IBC 1008.1.9.11 stairway doors. Interior stairway means of egress doors shall be openable from both sides</p>

	without the use of a key or special knowledge or effort.
<b>2017-0065821</b>	<b>EMJ CORP</b> , appellant for the property located at <b>122 LIBERTY LN 37115</b> , being further identified as being map/parcel <b>02600004200</b> . Appeals the decision of the Director of Codes and Building Safety as it applies to the proposed <b>New Extended Stay Hotel without Accessible Kitchens</b> , Appellant Appealed the 2012 IBC 1109.4 requires kitchens to be accessible. 2009 ANSI 804.3 requires an accessible work surface with forward approach knee and toe space in kitchens. 2012 IBC 1109.2 requires toilet rooms to be accessible. 2009 ANSI 604.3 requires an accessible clearance around toilets in toilet rooms.
<b>2017-0066100</b>	<b>John TeSelle</b> , appellant for the property located at <b>2121 26TH AVE N 37208</b> , being further identified as being map/parcel <b>08102000300</b> . Appeals the decision of the Director of Codes and Building Safety as it applies to the proposed 4-story R-2 Multi-family housing with 63 units and 6000 Square feet of retail to be constructed. Appellant appealed the 1) IBC 505.2.1 Mezzanines area limitation. The aggregate area of a mezzanine or mezzanines within a room shall not be greater than one-third of the floor area of that room or space in which they are located. 2) IBC 717.6.2 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

	713. 2. A listed ceiling radiation damper... This is a dryer duct and dampers are not allowed per IMC.
<b>2017-0070869</b>	<p><b>Eric Werner</b>, appellant for the property located at <b>702 3RD AVE S 37210</b>, being further identified as being map/parcel <b>09311014600</b>, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed two, seven story buildings, mixed use, three levels of parking with four levels of apartments above. Appellant appealed the current 2012 IBC 510.2 horizontal building separation allowance - which allows separate and distinct buildings for the purpose of determining area limitations, continuity of fire walls, limitation of number of stories and type of construction where all of the following conditions are met: (1) n/a (2) Per IBC Section 510.2.2, 'the building below the horizontal assembly is not greater than one story above grade plane' (3)n/a (4) n/a (5) n/a. Building is proposed as Type IA construction for the three garage level and Type III construction for the residential portion above / to be sprinkled at all levels</p>

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.