

APPEALS

BOARD OF FIRE AND BUILDING CODE APPEALS

DATE:	TUESDAY- April 10, 2018	
TIME:	9:00 A.M.	
PLACE:	800 2nd Ave. So. Metro Howard. Conference Center	
<u>TERM EXPIRES</u>	<u>BOARD MEMBERS</u>	
3/1/2021	Rich McCoy - Chairman	
3/1/2021	Rodney Wilson - Vice Chairman	
3/1/2019	Randy Clark	
3/1/2018	John Finch	
3/1/2021	Mike Turner	
3/1/2021	Cal Nielson	
ALSO PRESENT		
I.		
II.		
III.		

2018-0001855	<p>Chris Newton, appellant for the property located at 1000 BROADWAY 37203, being further identified as being map/parcel 09309034300, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed appellant appealed the IBC 717.5.3 Shaft Enclosures - 'Shaft enclosures that are permitted to be penetrated by ducts and air transfer openings shall be protected with approved fire and smoke dampers installed in accordance with their listing.</p>
	<p>Motion to defer until March 13, 2018 hearing – McCoy/Wilson – DEFERRED 6/0</p>
2018-0005653	<p>Jason King, appellant for the property located at 103 HILLS HOLLOW RD 37072, being further identified as being map/parcel 02500021700, appeals the decision of the Director of Codes and Building Safety. As it applies to the proposed new single-family residence under construction per 2016071310 appellant appealed the 1) IRC R311.3 requires a landing on each side of each exterior door. R311.3.2 Floor elevations for other exterior doors. Doors other than the required egress door shall be provided with landings or floors not more than 7 3/4 inches below the top of the threshold. Exception: A landing is not required where a stairway of two or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway. 2) IRC R311.7.5.1 Risers. ...The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch.</p>
	<p>Motion to defer – Deferred til next months hearing – Wilson/McCoy – DEFERRED 6/0</p>

<p>2018-0009581</p>	<p>Chet Rhodes, appellant for the property located at 2401 BRICK CHURCH PIKE 37207, being further identified as being map/parcel 07102014700. Appeals the decision of the Director of Codes and Building Safety as it applies to the proposed renovations to the existing 5 story building, of type 2b construction, involving new non-load bearing exit. Appellant appealed the Fire-retardant-treated-wood is any wood product which, when impregnated with chemicals by a pressure process or other means during manufacture. Shall have when tested in accordance with ASTM E84 or UL 273, a listed flame spread index of 25 or less, and show no evidence of significant progressive combustion when the test is continued for an additional 20-minute period. Additionally, the flame front shall not progress more than 10 1/2 feet beyond the centerline of the burners at any time during the test. 2303.2 Fire-retardant-treated wood.</p>
<p>2018-0011619</p>	<p>OHM Advisors, appellant for the property located at 303 11TH AVE S 37203, being further identified as being map/parcel 09309030500, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed tenant build out for DWR furniture store. Mercantile occupancy with 7000+sf. Appellant appealed the 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 interior and exterior doors</p>

	<p>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 entry door adjacent to revolving doors 6 exceptions. Exception #2 Doors not intended to be used by the public, such as doors to mechanical or electrical equipment rooms, or intended solely for employee use. #4 Doors that open directly from a space less than 3000 sf in area.</p>
2018-0011632	<p>William Norris, appellant for the property located at 1390 ADAMS ST 37208, being further identified as being map/parcel 08205017100, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed new R2 apartment development under construction, known as Hammermill Apartments, appellant appealed the IBC 1007.8 two-way communication. A two-way communication system shall be provided at the elevator landing on each accessible floor that is one or more stories above or below the story of exit discharge complying with Sections 1007.8.1 and 1007.8.2. Exceptions: 2. two-way communication systems are not required on floors provided with ramps conforming to the provisions of Section 1010.</p>
2018-0011636	<p>David Bailey, appellant for the property located at 217 2ND AVE S 37201, being further identified as being map/parcel 09306409100, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed appellant appealed the IBC 705.8.1 allowable area of openings. The maximum area of unprotected and protected openings permitted in an exterior wall in any story of a building shall</p>

	not exceed the percentages specified in table 705.8 - no openings are allowed within a fire separation distance of 3 feet. IBC 717.5.3 Shaft Enclosures. Shaft enclosures that are permitted to be penetrated by ducts and air transfer openings shall be protected with approved fire and smoke dampers installed in accordance with their listings
2018-0011649	David Powell , appellant for the property located at 1 MUSIC SQ W 37203 , being further identified as being map/parcel 09216039400 , appeals the decision of the Director of Codes and Building Safety as it applies to the proposed appellant appealed the IBC 717.5.3 Shaft Enclosures - shaft enclosures that are permitted to be penetrated IBC 717.5.3. Shaft enclosures that are permitted to be penetrated by ducts and air transfer openings shall be protected with approved fire and smoke dampers installed in accordance with their listings.
2018-0012977	Ronnie Allyn , appellant for the property located at 407 HUMPHREYS ST 37203 , being further identified as being map/parcel 10507002800 , appeals the decision of the Director of Codes and Building Safety as it applies to the proposed initial build-out of 5693 SF business occupancy in 5-B Non-Sprinklered construction per 2017060285. Appellant appealed the IECC C403.3.1 Economizers. Each cooling system that has a fan shall include either an air or water economizer meeting the requirements of Sections C403.3.1.1 through C403.3.1.1.4.

2018-0014728	<p>Thomas Snow, appellant for the property located at 136 RAINS AVE 37203, being further identified as being map/parcel 10507037100, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed to use space for Prison Outreach appellant appealed the Per 2012 NFPA - Section 13.3.4.1 requires assembly occupancies with occupant loads of more than 300 occupants shall be provided with an approved fire alarm system.</p>
2018-0015718	<p>Mark Watson, appellant for the property located at 210 4TH AVE N 37219, being further identified as being map/parcel 09306105700, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed appellant appealed the project appeal item, which is the main entry, required panic /fire exit hardware if an occupant load exceeded 500.</p>
2018-0016510	<p>Dan Cook, appellant for the property located at 4710 CHARLOTTE AVE 37209, being further identified as being map/parcel 09115026100, appeals the decision of the Director of Codes and Building Safety as it applies to the appellant appealed the existing stage is required to be accessible per the following: IBC 1108.2.8 Performance Areas - An accessible route shall directly connect the performance area to the assembly seating area where a circulation path directly connects a performance area to an assembly seating area. An accessible route shall be provided from performance areas to ancillary areas or facilities used by performers.</p>

<p>2018-0016680</p>	<p>Cody Hawkins, appellant for the property located at 443 B 36TH AVE N 37209, being further identified as being map/parcel 092094F90000CO, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed construction of two single family residences under the IRC Appellant appealed the IRC R305.1.1 basements. Portions of basements that do not contain habitable spaces, hallways, bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches. Note that there are two addresses and two residences on one parcel: 441 36th Ave N and 443 36th Ave N.</p>
<p>2018-0016739</p>	<p>Chris Hurt, appellant for the property located at 6122 NASHUA AVE 37209, being further identified as being map/parcel 09105023700, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed renovations to existing single-family home per 2017010181. Appellant appealed the IRC section R305.1 Ceiling height minimum height. Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet.</p>
<p>2018-0017413</p>	<p>Mark Robin, appellant for the property located at 120 2ND AVE S 37201, being further identified as being map/parcel 09306410100, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed construction of a 6 story mixed use Type 1B fully sprinkled building, with A-2 restaurant and R-1 r appellant</p>

	<p>appealed the IBC 705.8 allowable area of openings. The maximum area of unprotected and protected openings permitted in an exterior wall in any story of a building shall not exceed the percentages specified in Table 705.8. Table 705.8 states that for a fire separation distance of 0 to less than 3 feet, exterior wall openings are not permitted</p>
2018-0017679	<p>A. K. Upadhyaya, appellant for the property located at 201 2ND AVE N 37201, being further identified as being map/parcel 09302400900, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed renovations to existing 4 stories building in Downtown Nashville with Business/Mercantile appellant appealed the IBC 1021.2 exits from stories. Two exits, or exits access stairways or ramps providing access to exits, from any story or occupied roof shall be provided where one of the following conditions exists: 1. The occupant load or number of dwelling units exceeds one of the values in Table 1021.2(1) - Table 1021.2(1) covers R-2 occupancies with a maximum of 4 units per story and does not permit R-2 occupancies with only one exit on the fourth story and above.</p>
2018-0017701	<p>Smith Gee Studio, appellant for the property located at 1815 DIVISION ST 37203, being further identified as being map/parcel 09216029800, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed 21 story residential tower with restaurant. Appellant appealed the IBC Section 1507 lists various roofing systems, but does not list hot-applied rubberized asphalt roofing systems</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.