

APPEALS

BOARD OF FIRE AND BUILDING CODE APPEALS

DATE:	TUESDAY- May 8, 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.		

<p>2018-0005653</p>	<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>No show</p>	<p>Motion to deferred til May 8, 2018 meeting</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 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>
<p>Present</p>	<p>Mark Robin – Motion to defer until May 8, 2018 – Nielson/Finch – DEFERRED 6/0</p>

<p>2018-0020371</p>	<p>Smith Gee Studio, appellant for the property located at 705 CLEO MILLER DR 37206, being further identified as being map/parcel 083050G00800CO, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed 17 Townhomes and 6 R2 flats. Approx. 36,000sf total appellant appealed the 2012 IRC section R310.1 Emergency escape and rescue required. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches measured from the finished floor to the bottom of the clear opening.</p>
<p>2018-0021875</p>	<p>Tom Stuhler, appellant for the property located at 1200 BROADWAY 37203, being further identified as being map/parcel 09309011200, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed _____ . Appeal 1 2012 IBC/IFC Section 1024 – Luminous Egress Path Markings The design team would like to propose an alternative method of compliance to the luminous markings required by this code section. We believe the alternative method not only satisfies the intent of the Code, but is safer, more reliable and requires less maintenance over time. Appeal 2 2012 IBC Section 2902 – Minimum Plumbing Facilities; 2012 IPC Section 403 – Minimum Plumbing Facilities The design team feels that the code is ambiguous about lobby spaces that are accessory to the main occupancy of the building. Our position is that the literal code interpretation requires more plumbing facilities than what is practically needed. We would like to eliminate one of the two restrooms serving the ground floor lobby/office area.</p>

2018-0023955	Steve Merryman , appellant for the property located at 204 WALNUT HILL DR 37214 , being further identified as being map/parcel 08415005900 , appeals the decision of the Director of Codes and Building Safety as it applies to the proposed, to conduct interior renovations to existing single family esidence - Permit #2017068769 Appellant Appealed the (1) - 2012 IRC - Section R311.7.1 require stairways not to be less than 36 inches in clear width; (2) - Section R311.7.5.1 require stair risers to have a maximum height of 7.75 inches; (3) -Section R311.7.5.2 require stair treads to have a minimum depth of 10 inches.

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.