

APPEALS

BOARD OF FIRE AND BUILDING CODE APPEALS

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| DATE: | TUESDAY- AUGUST 14, 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 | |
| 3/1/2022 | Jonathan Woodside | |
| ALSO PRESENT | | |
| I. | | |
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| II. | | |
| III. | | |
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| 2018-0035591 | <p>Escape Game, LLC, appellant for the property located at 523 OPRY MILLS DR 37214, being further identified as being map/parcel 07300001700, appeals the decision of the Director of Codes and Building Safety. As it applies to the proposed project consist of the construction of The Escape Game in Opry Mills Mall. Appellant appealed the IBC 2012 section 1103., sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities.</p> |
| Present | <p>John Root, Marshall McCamey, Ben Enos, Emily Zini – Motion to Defer til August 14, 2018 meeting – Wilson/Clark – DEFER 5/0</p> |
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| 2018-0041423 | <p>Kelly Cathey, appellant for the property located at 1001 CHURCH ST 37203, being further identified as being map/parcel 09305018600, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed appellant appealed the following 2012 IBC requirements and proposes following the modifications as allowed in the 2018 IBC</p> <p>Appeal #1) [F] 403.3.2 Water supply to required fire pumps. Required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.</p> <p>Exception: Two connections to the same main shall be permitted provided the main is valved such that an interruption can be isolated so that the water supply will continue without interruption through no less than one of the</p> |

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| | <p>connections.</p> <p>Appeal #2) 909.21.1 Pressurization requirements. Elevator hoist ways shall be pressurized to maintain a minimum positive pressure of 0.10 inch of water (25 Pa) and a maximum positive pressure of 0.25 inch of water (67 Pa) with respect to adjacent occupied space on all floors. This pressure shall be measured at the midpoint of each hoist way door, with all elevator cars at the floor of recall and all hoist way doors on the floor of recall open and all other hoist way doors closed. The pressure differentials shall be measured between the hoist way and the adjacent elevator landing. The opening and closing of hoist way doors at each level must be demonstrated during the test. The supply air intake shall be from an outside, uncontaminated source located a minimum distance of 20 feet (6096 mm) from any air exhaust system or outlet.</p> <p>Appeal #3) 3007.1 General. Where required by Section 403.6.1, every floor of the building shall be served by fire service access elevators complying with Sections 3007.1 through 3007.10. Except as modified in this section, fire service access elevators shall be installed in accordance with this chapter and ASME A17.1/CSA B44.</p> <p>Appeal #4) 3007.7.1 Access. The fire service access elevator lobby shall have direct access to an enclosure for an interior exit stairway.</p> |
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| <p>2018-0042407</p> | <p>Urban Housing Solutions, appellant for the property located at 300 E WEBSTER ST 37115, being further identified as being map/parcel 05108017800, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed renovation of 15 existing apartment buildings, only 3 are affected by this appeal. Appellant appealed the</p> |

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| | 2012 IBC Table 508.4 requires a 2-hour separation between business and residential occupancies |
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| 2018-0043091 | Robbin Nolen , appellant for the property located at 1800 NEELYS BEND RD 37115 , being further identified as being map/parcel 06300029800 , appeals the decision of the Director of Codes and Building Safety as it applies to the proposed new single family residence constructed under permit #2017064667. Appellant appealed the 2012 IRC R311.7.5.1 risers. The maximum riser height shall be 7 3/4 inches. The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. Risers shall be vertical or sloped from underside of the nosing of the tread above at an angle not more than 30 degrees from vertical. Open risers are permitted provided that the opening between treads does not permit the passage of a 4 inch diameter sphere |
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| 2018-0043103 | Michael Slowey , appellant for the property located at 591 BREWER DR 37211 , being further identified as being map/parcel 14714010200 , appeals the decision of the Director of Codes and Building Safety as it applies to the proposed Single family residence . Appellant appealed the 2012 IRC R311.7.5.2.1 winder treads. Winder treads shall have a minimum tread depth of 10 inches measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walk line. Winder treads shall have a minimum tread depth of 6 inches at any point within the clear width of the stair. Within any flight of stairs, the largest |

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| | winder tread depth at the walk line shall not exceed the smallest winder tread by more than 3/ 8 inch. Consistently shaped winders at the walk line shall be allowed within the same flight of stairs as rectangular treads and do not have to be within 3/8 inch of the rectangular tread depth |
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| 2018-0043169 | Michael Conrad , appellant for the property located at 2708 FORTLAND DR 37206 , being further identified as being map/parcel 08316001900 , appeals the decision of the Director of Codes and Building Safety as it applies to the proposed renovations to existing single-family residence to add a bedroom to a finished basement per CARR 2018. Appellant appealed the IRC R305.1 Minimum height. Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a minimum ceiling height of not less than 7 feet. |
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| 2018-0044753 | Powell Architecture and Building Studio , appellant for the property located at 201 23RD AVE N 37203 , being further identified as being map/parcel 09215004100 , appeals the decision of the Director of Codes and Building Safety as it applies to the proposed restroom deficiencies . Appellant appealed the 2009 ANSI A117.1 Section 604.9.3.1 states ' Wheelchair compartment door openings shall comply with Figure 604.9.3.1'. 2009 ANSI A117.1 Section 603.2.1 states 'A turning space complying with Section 304 shall be provided within the room. The required turning space shall not be provided within a toilet compartment |
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2018-0044869

John Falco, appellant for the property located at **333 11TH AVE S 37203**, being further identified as being map/parcel **09313057800**, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed Appellant appealed the following relevant section of the 2012 IBC will apply to the appeal - the applicant will appeal for allowed use of CLT in Type III construction as listed in 2015 IBC and 2018 IBC, as this material is not referenced in the 2012 IBC (see below for 2012 code reference):

602.3 Type III

Type III construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code. Fire-retardant-treated wood framing complying with Section 2303.2 shall be permitted within exterior wall assemblies of a 2-hour rating or less.

602.4.4 Floors

Floors shall be without concealed spaces. Wood floors shall be of sawn or glued-laminated planks, splined or tongue-and-groove, of not less than 3 inches (76 mm) nominal in thickness covered with 1-inch (25 mm) nominal dimension tongue-and-groove flooring, laid crosswise or diagonally, or 0.5-inch (12.7 mm) particleboard or planks not less than 4 inches (102 mm) nominal in width set on edge close together and well spiked and covered with 1-inch (25 mm) nominal dimension flooring or 15/32-inch (12 mm) wood structural panel or 0.5-inch (12.7 mm) particleboard. The lumber shall be laid so that no continuous line of joints will occur except at points of support. Floors shall not extend closer than 0.5 inch (12.7 mm) to walls. Such 0.5-inch (12.7 mm) space shall be covered by a molding fastened to the wall

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| | and so arranged that it will not obstruct the swelling or shrinkage movements of the floor. Corbeling of masonry walls under the floor shall be permitted to be used in place of molding. |
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| 2018-0044892 | Southeast Venture , appellant for the property located at 2111 BELCOURT AVE 37212 , being further identified as being map/parcel 10412000300 , appeals the decision of the Director of Codes and Building Safety as it applies to the proposed Mix use 56,000 sf structure with parking below retail, offices, and 2 floors of residential . Appellant Appealed the IBC 1507.13.1 Slope. Thermoplastic single-ply membrane roofs shall have a design slope of a minimum of one-fourth unit vertical in 12 units horizontal (2 percent slope). |
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| 2018-0045891 | Fulmer Engineering , appellant for the property located at 901 2ND AVE N 37201 , being further identified as being map/parcel 08214000500 , appeals the decision of the Director of Codes and Building Safety as it applies to the proposed 5 story 350 Multifamily apartments . Appellant appealed the IBC table 705.8 5ft to less than 10ft Sprinkler with NFPA13 25% openings allowed |
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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.