

APPEALS

BOARD OF FIRE AND BUILDING CODE APPEALS

DATE:	TUESDAY- October 9, 2018	
TIME:	9:00 A.M.	
PLACE:	800 2nd Ave. So. Metro Howard. Conference Center	
<u>TERM</u> <u>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.		
II.		
III.		

2018-0043103	<p>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 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</p>
Present	<p>Michael Slowey – Motion to defer until the September 11, 2018 (September meeting was cancelled) now deferred til October 9, 2018 meeting – Finch/Wilson – DEFFERRED 6/0</p>
2018-0044753	<p>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</p>

	not be provided within a toilet compartment
Present	Motion to defer til the September 11, 2018 meeting for failure to appear(September meeting was cancelled) now deferred til October 9, 2018 meeting – Wilson/Finch – Defferd 6/0
2018-0048776	The MCR Group , appellant for the property located at 918 19TH AVE S 37212 , being further identified as being map/parcel 10404006100 , appeals the decision of the Director of Codes and Building Safety as it applies to the proposed 3600 sf 2 story office building . Appellant appealed the 2012 IFC Appendix B Table 105.1 the minimum flow rate required for fire hydrant is 1500gpm for a building 3600sf and below. 2012 IBC Table 1021.2 (2) Stories with one Exit or Access to one exit for other occupancies. For a business occupancy with a second floor requires a maximum travel distance of 75' to an exit. 2012 IBC Table 1018.1 corridor Fire-Resistance rating. Corridors serving a load of greater than 30 persons in an un sprinkled business occupancy is required to be 1hr rated construction
	APPELLANT WITHDREW APPEAL
2018-0054807	Meghan Hartwell , appellant for the property located at 311 23RD AVE N 37203 , being further identified as being map/parcel 09215003400 , appeals the decision of the Director of Codes and Building Safety as it applies to the proposed 8-story parking garage and connector for Centennial Medical Parking project - permit appellant appealed the 2012 IBC 722.2.2.1: Reinforced and pressed floors and roofs. The minimum thicknesses of reinforced and pre-stressed concrete floor or roof slabs for fire-resistance ratings of 1 hour to 4 hours are shown in Table 722.2.2.1

2018-0055547	<p>Vadim B. Kaplan, appellant for the property located at 315 INTERSTATE DR 37213, being further identified as being map/parcel 09303009300, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed 11-story R-1 Hotel of 1-B sprinkled construction, including associated Assembly spaces and appellant appealed the IBC 705.8.1 allowable are 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. A limited percentage of openings is permitted in this structure with Fire Separation Distances of 3-20 feet.</p>
	APPELLANT WITHDREW APPEAL
2018-0056017	<p>John Teselle Architecture, appellant for the property located at 300 E WEBSTER ST #C-1 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 affected by this appeal . Appellant appealed the 2012 IBC Table 508.4 requires a 2-hour separation between business, storage, and residential occupancies.</p>
2018-0056238	<p>Connor Barrett, appellant for the property located at 1202 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 tenant fit out for WHOLE FOODS 2313 sq.ft. To include typically grocery store items. Appellant appealed Per 2012 IECC energy code requirement C402.4.7 Vestibules: All</p>

	<p>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 to open at the same time.</p>
2018-0058687	<p>Chris Ross, appellant for the property located at 147 5TH AVE N 37219, being further identified as being map/parcel 09306113600, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed new A-2 Restaurant for Corner Pub located in new MDHA Parking Garage at 5th and Church. Appellant appealed the IECC C403.3 Simple HVAC systems and equipment (prescriptive) C403.3.1 economizers. Each cooling system that has a fan shall include either an air or water economizer meeting the requirements of Sections C403.1.1 through C403.11.4.</p>
2018-0059456	<p>Stratos Development, appellant for the property located at 1060 E TRINITY LN #101 37216, being further identified as being map/parcel 07206022000, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed Grimeys Record Store relocation appellant appealed the Item #1. 2009 ICC A117.1 Section 604.2 location. The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches minimum and 18 inches maximum from the side wall or partition. Item #2 2012 IBC 1108.2.8 Performance areas. An accessible route shall</p>

	<p>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>2018-0061392</p>	<p>Brenard Wilson, appellant for the property located at 213 NEILL AVE 37206, being further identified as being map/parcel , appeals the decision of the Director of Codes and Building Safety as it applies to the proposed 4 townhome units.....townhome appellant appealed the headroom requirement in four townhomes on the property, as a portion encroaches 2 inches - code verbiage is as follows: Per IRC R311.7.2 Headroom. The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches 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>
<p>2018-0061600</p>	<p>The MC2 Group, appellant for the property located at 2076 B WHITNEY AVE 37210, being further identified as being map/parcel 106130J00200CO, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed 2 Single family 2 story residences appellant appealed the 2012 IRC Table R302.1(1) Openings in walls less than 3 feet from an assumed property are not allowed.</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.