

MINUTES

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	Present
3/1/2021	Rodney Wilson - Vice Chairman	Present
3/1/2019	Randy Clark	Present
3/1/2018	John Finch	Present
3/1/2021	Cal Nielson	Present
3/1/2022	Jonathan Woodside	Absent
ALSO PRESENT	Macy Amos, Melanie Hutchinson, Byron Hall, Wade Hill and Barbara Sloss	
I.		
II.		
III.		

<p>2018-0043103</p>	<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>
	<p>No Show – Motion to defer until the November 13, 2018 meeting – Wilson/Clark – DEFFERRED 5/0</p>
<p>2018-0044753</p>	<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 not be provided within a toilet compartment</p>
<p>Present</p>	<p>Manley Slowey – Motion to approve – Wilson/Finch – APPROVED 5/0</p>

2018-0054807	<p>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</p>
Present	<p>Meghan Hartwell and Jim Stevenson – Motion to approve – Wilson/Nielson – APPROVED 5/0</p>
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>
Present	<p>John Tessell – Motion to approve – Clark/Wilson – APPROVED 5/0</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>
Present	Connor Barrett and Jeremy Anderson – Motion to approved – Wilson/Nielson – APPROVED 5/0
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>
Present	Chris Ross and James Nevel – Motion to approve – Wilson/Clark – APPROVED 5/0
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</p>

	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.
Present	Kevin King – Motion to defer til the November 13, 2018 meeting – Wilson/Finch – DEFERRED 5/0
2018-0061392	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.
Present	Brenard Wilson – Motion to approve with stip to provide 4 letters from owners stating that they recognize stair headroom issue – Wilson/Nielson – APPROVED WITH STIPULATIONS 5/0
2018-0061600	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.

Present	Kevin King – Motion to approve with stip to provide 1 hour glazing and soffit on one unit – Wilson/Nielson – APPROVED WITH STIPULATIONS 5/0

- 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.