

APPEALS

BOARD OF FIRE AND BUILDING CODE APPEALS

DATE:	TUESDAY-February 12, 2019	
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	
3/1/2021	John Finch	
3/1/2021	Cal Nielson	
3/1/2022	Jonathan Woodside	
3/1/2022	Christopher Bainbridge	
ALSO PRESENT		
I.		
II.		
III.		

2018-0074923	<p>Jay Fulmer, appellant for the property located at 1414 DICKERSON PIKE 37207, being further identified as being map/parcel 07111000500, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed Installation 15'x60' in ground pool and 10'x10' in ground spa for existing Motel. Appellant appealed the 2012 IFC - Section 503.1.1 require approved fire apparatus access roads shall be provided within 150 feet of all portions of every facility, building or portion of a building constructed.</p>
2019-0002812	<p>Best and Associates Architects, appellant for the property located at 608 MCGAVOCK PIKE 37214, being further identified as being map/parcel 09511019000, appeals the decision of the Director of Codes and Building Safety as it applies to, construct a new 5 story 103 room hotel per Permit #2018001828. Appellant appealed the 2012 IFC D104.1 buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure</p>
2019-0003202	<p>McFarlin Huitt Panvini Inc., appellant for the property located at 335 53RD AVE N 37209, being further identified as being map/parcel 09115003900, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed rehab and convert former residence to MHP architects office. Appellant appealed the 2009 ICC A117.1 Section 606.3 Height the front of lavatories and sinks shall be 34 inches maximum above the floor, measured to the higher of the rim or counter surface. 2012 IBC 1009.7.4 Dimensional uniformity. Stair treads and risers shall be of</p>

	<p>uniform size and shape. The tolerance between the largest and smallest riser height or between the largest and smallest tread depth shall not exceed 3/8 inch in any flight of stairs. 2012 IBC 1009.15 Handrails. Stairways shall have handrails on each side and shall comply with Section 1012.</p>
2019-0004977	<p>Smith Gee Studio, appellant for the property located at 311 W TRINITY LN 37207, being further identified as being map/parcel 07106008400, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed existing two story hotel R1-no elevator-116 units built in 198. Appellant appealed the 2012 IBC Section 3411.4 change of occupancy. Existing buildings that undergo a change of group or occupancy shall comply with this section. Exception: Type B dwelling units or sleeping units required by Section 1107 of this code are not required to be provided in existing buildings and facilities undergoing a change of occupancy in conjunction with alterations where the work area is 50 percent or less of the aggregate area of the building.</p>
2019-0005565	<p>Christopher Bradstreet, appellant for the property located at 2007 B EASTLAND AVE 37206, being further identified as being map/parcel 08306029800, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed detached garage apartment 1300sf . Appellant appealed the 2012 IRC R305.1 minimum height. Habitable space, hallways, bath, rooms, toilet rooms, laundry rooms, and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet.</p>

	<p>Exceptions:</p> <ol style="list-style-type: none"> 1. For rooms with sloped ceilings, at least 50 percent of the required floor area of the room must have a ceiling height of at least 7 feet and no portion of the required floor area may have a ceiling height of less than 5 feet. 2. Bathrooms shall have a minimum ceiling height of 6 feet 8 inches at the center of the front clearance area for fixtures as shown in Figure R307.1. The ceiling height above the fixtures shall be such the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6 feet 8 inches above a minimum area 30 inches by 30 inches at the showerhead
<p>2019-0005748</p>	<p>Derek Leigh, appellant for the property located at 218 3RD AVE N #400 37201, being further identified as being map/parcel 093023F00400CO, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed rehab existing 4th floor for residential use and construct new 5th floor for residential occupancy. Appellant appealed the 2012 IBC - Table 705.8 does not allow openings in exterior walls with a fire separation distance of less than 3 feet.</p>
<p>2019-0005851</p>	<p>Mr. Preston Quirk, appellant for the property located at 610 21ST AVE N 37203, being further identified as being map/parcel 09207042400, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed must comply with Master Permit 2017038975. Renovation Permit for existing warehouse building, conv Appellant</p>

	<p>appealed the following: IBC 1208.2 Minimum ceiling heights. Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches.</p>
2019-0006182	<p>Mark Zook, appellant for the property located at 120 11TH AVE N 37203, being further identified as being map/parcel 09305019400, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed new office building per Shell 2018079249, consisting of 2 below grade parking levels, 4 above grade. Appellant appealed the 1) 3007.1 Fire Service Access Elevator. 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 844. 2) 1004 Occupant Load. Table 1004.1.2 sets occupant load allowances at 100 gross SF per occupant</p>
2019-0005910	<p>Rootarch, appellant for the property located at 1618 17TH AVE S 37212, being further identified as being map/parcel 10408031000, appeals the decision of the Director of Codes and Building Safety. As it applies to the proposed renovation of existing building for an R-2 occupancy boarding house of 10 units. Appellant appealed the IBC 1021.2 Exits from Stories. Two exits, or exit access stairways or ramps providing access to exits, from any story or occupied roof shall be provided where one of the following conditions exist: 1) The occupant load or number of dwelling units exceeds one of the values in Table 1021.2(1) (4 dwelling units max</p>

	from that table) IBC 1009.2.2 Enclosure. All interior exit stairways shall be enclosed in accordance with the provisions of section 1022
2019-0006541	Southeast Venture , appellant for the property located at 2111 BELCOURT AVE 37212 , being further identified as being map/parcel 10408011800 , appeals the decision of the Director of Codes and Building Safety, as it applies to the proposed 4 story mixed use, approx. 56,000 total sf 1A construction type parking with 5A residential above pod . Appellant appealed the 2012 IBC Table 705.8 Maximum area of exterior wall openings based on fire separation distance and degree of opening protection. Fire separation distance of 0 to less than 3 feet does not allow any openings in the exterior wall regardless of whether the building is sprinkled or the openings protected.

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.