

MINUTES

BOARD OF FIRE AND BUILDING CODE APPEALS

DATE:	TUESDAY JUNE 11, 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	
3/1/2023	Randy Clark	
3/1/2021	John Finch	
3/1/2021	Cal Nielson	
3/1/2022	Jonathan Woodside	
3/1/2022	Christopher Bainbridge	
3/1/2023	John Cloninger	
ALSO PRESENT	Melanie Hutchinson, Carly Elliot, Byron Hall, Wade Hill, Al Thomas and Barbara Sloss	
I.		
II.		
III.		

2019-0019397	Thomas Patrick Davis , appellant for the property located at 6680 JOCELYN HOLLOW RD 37205 , being further identified as being map/parcel 12808000900 , appeals the decision of the Director of Codes and Building Safety as it applies to the proposed access road to a future Single-Family Residence . Appellant appealed the 2012 IFC Appendix D Fire Apparatus Access Roads. D103.2 Fire Apparatus access roads shall not exceed 10 percent in grade. Exception: Grades steeper than 10 percent as approved by the fire chief.
Present	A J Upadaya – Motion to defer til July 9, 2019 – Nielson/Finch – DEFERRED 5/0
2019-0025590	C3 Construction , appellant for the property located at 6117 CENTENNIAL BLVD 37209 , being further identified as being map/parcel 09102006600 , appeals the decision of the Director of Codes and Building Safety as it applies to the proposed 2 story 9000sf office building. Appellant appealed the IBC table 1015.1 Spaces with one exit or exit access doorway-Business occupancy spaces require 2 exits when the occupant load is over 49 people. IBC table 1012.2(2) Stories with one exit or access to one exit for other occupancies-Third story spaces are not permitted to have only one exit.
Present	Motion to Deny – Nielson/Bainbridge – Denied 5/0
2019-0030824	Joey Hargis , appellant for the property located at 917 B MITCHELL RD 37206 , being further identified as being map/parcel 083080J00200CO , appeals the decision of the Director of Codes and Building Safety as it applies to the proposed single-family residence per T2019023204. Appellant appealed the 2012 IFC Appendix D. D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150

	feet shall be provided with width and turnaround provisions in accordance with Table D103.4.
Present	Joey Hargis – Motion to approved – Finch/Bainbridge – APPROVED 5/0
2019-0031157	John Root , appellant for the property located at 2501 CLIFTON AVE 37209 , being further identified as being map/parcel 09210035600 , appeals the decision of the Director of Codes and Building Safety as it applies to the proposed new mixed use development with commercial, parking garage, and condos. 172 condo units and 353 parking Appellant appealed the Per IBC Table 503 - limitations for height, stories and square footage of Type V construction. See also definition of Grade Plane for determining height of building.
Present	John Root – Motion to approve with stipulation to working it out with Wade Hill – Finch/Bainbridge – APPROVED WITH STIPS 5/0
2019-0031758	Legacy South Builders , appellant for the property located at 105 B DUKE ST 37207 , being further identified as being map/parcel 071070F90000CO , appeals the decision of the Director of Codes and Building Safety as it applies to the proposed 6 new 1500sf 3 story townhomes . Appellant appealed the 2012 IRC section R311.6 Hallways. The minimum width of a hallway shall be not less than 3 feet.
Present	Tyler Conger – Motion to deny – Finch/Bainbridge – DENIED 5/0
2019-0031707	23 Music Square East Partnership , appellant for the property located at 23 MUSIC SQ E 37203 , being further identified as being map/parcel 09313013700 , appeals the

	<p>decision of the Director of Codes and Building Safety as it applies to the proposed. Structure was permitted as an existing apartment building and is un-sprinkled and generally doesn't. Appellant appealed the 2012 IBC Section 3408, change of Occupancy-3408.1 conformance. No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancies or in a different group of occupancies, unless such building is made to comply with the requirements of this code for such division or group of occupancies. Subject to the approval of the building official, the use or occupancy of existing buildings shall be permitted to be changed and the building is allowed to be occupied for purposes in other groups without conforming to all the requirements of this code for those groups, provide the new or proposed use is less hazardous, based on life and fire risk, than the existing use.</p>
Present	John Howard, Brian Smallwood – Motion to defer til July 9, 2019 meeting – Bainbridge/McCoy – DEFERRED 5/0
2019-0031740	<p>Basil Souder, appellant for the property located at 1011 DEMONBREUN ST 37203, being further identified as being map/parcel 09309033100, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed appeal for project to be submitted later this year -- DZL Master Plan Phase 1 / Cummins Station Gara. Appellant appealed the following structural portions of the 2012 IBC - 1604, 1605, 1610 and referenced standard ASCE/SEI 7-16 Appeal Section 403.3.2 Water supply to required fire pumps of the 2012 IBC Appeal Section 3007.7.1 Access to Fire Service Elevator Lobby of the 2012 IBC Appeal Section 405 Underground Buildings of the 2012 IBC</p>
Present	Basil Souder, Owen Parkenson – Motion to approve – Finch/Bainbridge – APPROVED 5/0

2019-0031744	Crossroads Architecture , appellant for the property located at 7340 COCKRILL BEND BLVD 37209 , being further identified as being map/parcel 079100A00200CO , appeals the decision of the Director of Codes and Building Safety as it applies to the proposed Providing a new location for blending equipment and providing additional separation between operation. Appellant appealed the 2012 IBC section 602.2 Types 1 and 2, Types 1 and 2 construction are those types of construction in which the building elements listed in Table 601 are of noncombustible materials, except as permitted in Section 603 and elsewhere in this code.
Present	Robin Hood, Tony Hopkins – Motion to approve with stips to install side wall heads to sprinkler system – Bainbridge/Finch – APPROVED WITH STIPS 5/0
2019-0031802	Gee Studio , appellant for the property located at 2306 WINFORD AVE 37211 , being further identified as being map/parcel 11804023900 , appeals the decision of the Director of Codes and Building Safety as it applies to the proposed New 3 story 7854sf office building with 2775 sf 3rd floor 5B construction with sprinkler system. Appellant appealed the (1) 2012 IBC Table 1004.1.2 Maximum floor area allowances per occupant -Function of space-Business areas Occupant load Factor 100gross (2) 2012 IBC Table 1021.2(2) Stories with one exit or access to one exit for other occupancies Story-third story and above-Occupancy NP
Present	Andy Berry, Jonathan Anderson – Motion to approve – Bainbridge/Finch – APPROVED 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.