

MINUTES

BOARD OF FIRE AND BUILDING CODE APPEALS

DATE:	TUESDAY September 10, 2019	
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	Present
3/1/2021	Rodney Wilson - Vice Chairman	Absent
3/1/2023	Randy Clark	Present
3/1/2021	John Finch	Present
3/1/2021	Cal Nielson	Present
3/1/2022	Jonathan Woodside	Absent
3/1/2022	Christopher Bainbridge	Present
3/1/2023	John Cloninger	Present
3/1/2023	Phil Ponder	Present
I.	Macy Amos, Byron Hall, Joe Almon, Wade Hill and Barbara Sloss	
II.		
III.		

<p>2019-0045724</p>	<p>Kline Swinney Associates, appellant for the property located at 610 DEW ST 37206, being further identified as being map/parcel 09304013700, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed 2 apartment buildings with 4 stories each with podiums and approximately 100,000sf each. Appellant appealed the 2012 IBC 1203.2 Attic spaces. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof framing members shall have cross ventilation for each separate space by ventilation openings protected against the entrance of rain and snow. Blocking and bridging shall be arranged so as not to interfere with the movement of air. An airspace of not less than 1 inch shall be provided between the insulation and the roof sheathing. The net free ventilating area shall not be less than 1/150th of the area of the space ventilated</p>	
<p>Present</p>	<p>Defer until October 8, 2019 meeting – DEFERRED</p>	
<p>2019-0045989</p>	<p>Kelly Cathey, appellant for the property located at 12770 El Camino Ste 200, being further identified as being map/parcel 93050A00100CO, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed To construct Nashville Yards Gardendale Tower 1 and Parking Garage Appellant Appealed the Applicant to appeal the following 2012 IBC requirements and proposes following modifications as allowed in the 2018 IBC. Appeal #1) 2012 IBC - [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. Appeal #2) 909.21.1 Pressurization requirements. Elevator hoist ways shall be pressurized to comply with the 2012 International Building Code. Appeal #3) 2012 IBC 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. Appeal #4) 2012 IBC 3007.7.1 Access. The fire service access elevator lobby shall have direct access to an enclosure for an interior exit stairway.</p>	
	<p>NO SHOW DEFERRED UNTIL OCTOBER 8, 2019</p>	

2019-0049662	<p>MJM, appellant for the property located at 1312 5TH AVE N 37208, being further identified as being map/parcel 08209016200, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed 7,800sf. Escape Game free standing building renovation. Appellant appealed the 2012 IBC 1004.1.2 Areas without fixed seating. The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.1.2. For areas without fixed seating, the occupant load shall not be less than that number determined by dividing the floor area under consideration by the occupant load factor assigned to the function of the space as set forth in Table 1004.1.2. Where an intended function is not listed in Table 1004.1.2 the building official shall establish a function based on a listed function that most nearly resembles the intended function. Table 1004.1.2 lists 7sf net for Concentrated(chairs only-not fixed) and 5sf net for standing space.</p>	
Present	<p>Steve Marrs, Ryan Greenawalt – Motion to approve with stip to certify staff training program is in place and submitted to Fire Marshalls Office. Stair 3 as shown on drawings must be opened up to public view. Full smoke detection and alarm system approved by Fire Marshalls Office – Finch/Bainbridge – APPROVED WITH STIPS – 7/0</p>	
2019-0051937	<p>Brandon Bell, appellant for the property located at 3419 MURPHY RD 37203, being further identified as being map/parcel 10406005800, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed 15-story R-2 Apartment structure and a 12-story R-1 Hotel above a 4-Story below grade S-2 Pa. Appellant appealed the IBC [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.</p>	
Present	<p>Brandon Bell, Levi Sciara – Motion to defer til the October 8, 2019 meeting – Ponder/Clark – DEFERRED 7/0</p>	

2019-0052073	Jared Bradley , appellant for the property located at 700 1ST AVE N 37201 , being further identified as being map/parcel 08214002700 , appeals the decision of the Director of Codes and Building Safety as it applies to the proposed Construct a 4 story type 5A multifamily R-2 residential construction over S-2 Parking Podium Appellant appealed the 2012 IBC Section 202 Grade Plane. A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet from the building, between the building and a point 6 feet from the building.	
Present	Jared Bradley, Jay Fulmer – Motion to approved – Bainbridge/Clark – APPROVED 7/0	
2019-0052195	Summit Property Restoration , appellant for the property located at 202 WOODRUFF ST 37115 , being further identified as being map/parcel 04216009400 , appeals the decision of the Director of Codes and Building Safety as it applies to the proposed Rehab of 14 apartments Appellant Appealed the 2012 IBC section 1029.2.1 Minimum Dimensions of Emergency Escape Window. The minimum net clear opening width dimension shall be 20 inches. The net clear opening dimensions shall be the result of normal operation of the opening	
	APPEAL WITHDRAWN	

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.