

APPEALS

BOARD OF FIRE AND BUILDING CODE APPEALS

DATE:	TUESDAY DECEMBER 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	
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	
3/1/2023	Phil Ponder	
I.		
II.		
III.		

2019-0061821	<p>Cara Grzelak, appellant for the property located at 2943 JENRY DR 37214, being further identified as being map/parcel 085140B00400CO, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed Construction of single-family residence. Appellant appealed the 2012 IRC Section R305 Ceiling Height. R305.1 Minimum Height. Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet. Exception: 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.</p>	
	<p>No Show – Motion to Defer til December 10, 2019 meeting – Wilson/Finch – DEFER 6/0</p>	
2019-0065421	<p>Mark Bixler, appellant for the property located at 50 MUSIC SQ W 37203, being further identified as being map/parcel 092160F00100CO, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed new R-1 Hotel with ground floor food & beverage. Appellant appealed the 2012 IBC 510.2 Horizontal building separation allowance. A building shall be considered as separate and distinct buildings for the purpose of determining area limitations, continuity of fire walls, limitation of number of stories and type of construction where are of the following conditions are met: 1 buildings are separated with a horizontal assembly having a fire-resistance rating of not less than 3 hours, 2. The building below the horizontal assembly is not greater than one story above grade plane. 3....., 4....., 5..., 6....., 7.....</p>	
	<p>NO SHOW – Motion to defer til December 10, 2019 meeting – Nielson/Finch – DEFERRED 6/0</p>	
2019-0066119	<p>Phelan Stow-IT, LLC, appellant for the property located at 7860 LEARNING LN 37221, being further identified as being map/parcel 15500009000, appeals the decision of the Director of Codes and</p>	

	<p>Building Safety as it applies to the proposed 3 story 71,290sf self storage facility Appellant Appealed the 2012 IBC 1109.12.3 Point of sale and service counters. Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. 2009 ICC A117.1 section 904 Sales and Service Counter 904.3.1 Parallel Approach. A portion of the counter surface 36 inches minimum in length and 36 inches maximum in height above the floor shall be provided. 904.3.2 Forward Approach A portion of the counter surface 30 inches minimum in length and 36 inches maximum in height above the floor shall be provided.</p>	
Present	No Show – Motion to defer til December 10, 2019 meeting – Wilson/Ponder – DEFERRED 6/0	
2019-0069270	<p>Oscar Anderson, appellant for the property located at 1521 COMPTON AVE 37212, being further identified as being map/parcel 10416032300, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed New Parking garage with roof-top tennis courts/assembly area for Belmont University per 2019019062. Appellant appealed the IBC 1109.5.1 Drinking fountains, minimum number. No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with the requirements for people who use a wheelchair and one drinking fountain shall comply with the requirements for standing persons.</p>	
2019-0070493	<p>Powell Architecture and Building Studio, appellant for the property located at 301 HART ST 37210, being further identified as being map/parcel 10507044301, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed 3100sf restaurant/bar with dining for 85. Appellant appealed the 2012 IBC section 1109.8 Lifts. Platform (wheelchair) lifts are permitted to be a part of a required accessible route in new construction where indicated in Items 1 through 10. ---Proposed use does not comply with Items 1 thru 10.</p>	

2019-0071718	<p>Building Blocks Investment, appellant for the property located at 3216 MEADE AVE 37211, being further identified as being map/parcel 13301014400, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed 1885sf single family dwelling with 335sf attached garage appellant appealed the 2012 IRC R311.7.5.1 Risers. The maximum riser height shall be 7 3/4 inches . The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees from the vertical. Open risers are permitted provided that the opening between treads does not permit the passage of a 4-inch-diameter sphere.</p>	
2019-0072188	<p>William Hart, appellant for the property located at 4840 CENTENNIAL BLVD 37209, being further identified as being map/parcel 09100004300, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed commercial interior build-out of the top two floors of a new 4 story office building. Appellant appealed the 2012 IBC 503.1 The building height and area shall not exceed the limits specified in Table 503 based on the type of construction as determined by Section 602 and under the occupancies as determined by Section 302 except as modified hereafter</p>	
2019-0072782	<p>David Wachtel, appellant for the property located at 500 FATHERLAND ST 37206, being further identified as being map/parcel 09303008600, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed Interior renovations to former church to convert to a single-family home per CARR 2019064012. Appellant appealed the IRC R310.1 Emergency escape and rescue required. Basements, habitable</p>	

<p>2019-0072861</p>	<p>Patrick Borzenski, appellant for the property located at 300 12TH AVE S 37203, being further identified as being map/parcel 09313009000, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed to construct W Hotel. Appellant appealed the (1)-2012 IBC - Table 602 require exterior walls to have a 1 hour fire rating with a fire separation distance located less than 5 feet from a property line.(2) - 2012 IBC - Table 705.8 do not allow any percentage of openings with a fire separation of less than 5 feet.</p>	
<p>2019-0073026</p>	<p>Ben Beasley, appellant for the property located at 5084 MOUNTAIN SPRINGS RD 37013, being further identified as being map/parcel 164140A11200CO, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed related to Master Permit 2018018701 for phase three of Mountain Springs to consist of 117 individual. Appellant appealed the to appeal 2012 IRC Section R311.3 Floors and Landings at exterior doors - 'There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served</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.