

MINUTES

BOARD OF FIRE AND BUILDING CODE APPEALS

DATE:	TUESDAY MARCH 10, 2020	
TIME:	9:00 A.M.	
PLACE:	800 2nd Ave. So. Development Service Conference Center Metro Office Building	
<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
3/1/2023	Randy Clark	Absent
3/1/2021	John Finch	Absent
3/1/2021	Cal Nielson	Present
3/1/2022	Jonathan Woodside	Absent
3/1/2022	Christopher Bainbridge	Absent
3/1/2023	John Cloninger	Present
3/1/2023	Phil Ponder	Present
I.	Kevin Atwood, Quan Poole, Tim Rowland, Wade Hill, Joe Almon and Barbara Sloss	
II.		
III.		

<p>2020-0006127</p>	<p>Urban Development, appellant for the property located at 400 HUME ST #2 37208, being further identified as being map/parcel 082053B00400CO, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed 18 4story R2 units with 3 flats and an assembly area on the 4th floor. Appellant appealed the 1. 2012 IBC Table 1021.2(1) Stories with one exit or access to one exit for R2 occupancies are not allowed for residential units over 3 stories. 2. 2012 IBC Table 1021.2(2) Stories with one exit or access to one exit for other occupancies are not allowed for assembly above the first floor. 3. 2012 IBC 1107.6.2.1.2 Type B units. Where there are four or more dwelling units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit.</p>	
<p>Present</p>	<p>Motion to deny – Wilson/Ponder – DENIED 5/0</p>	
<p>2020-006703</p>	<p>Erik Lund, appellant for the property located at 4001 HARDING PIKE 37205, being further identified as being map/parcel 10316002900, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed 200,000 SF indoor athletic facility at Montgomery Bell Academy for school athletics programs. Appellant appealed the IBC (F)903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings and portions of buildings thereof used for Group A occupancies. And (F)903.2.1.4 Group A-4. An automatic sprinkler system shall be provided for Group A4 occupancies where one of the following conditions exists: 1. The fire area exceeds 12,000 square feet.</p>	
	<p>Motion to deny – Wilson/Nielson – DENIED 5/0</p>	

2020-0007346	<p>McPherson Ventures, appellant for the property located at 329 UNION ST #201 37201, being further identified as being map/parcel 09302314100, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed project will create 2 residential units in what is currently office space above commercial space. Appellant appealed the 2012 IBC 903.2.8 Group R, an automatic sprinkler system installed in accordance with section 903.3 shall be provided throughout all buildings with a Group R fire area.</p>	
Present	<p>Jason Holland and Cameron Sloan – 1. Motion to approve with stips – Corridor to be rated to meet proper egress requirements. 2. Add door at top of stairs to complete corridor rating. 3. Add NFPA 13 R sprinkler system interconnected with fire alarm panel. 4. Existing fire alarm system to be completely integrated throughout buildings. – Wilson/Ponder – APPROVED WITH STIPS - 5/0</p>	
2020-0013023	<p>Mickey Dobson, appellant for the property located at 615 OLD HICKORY BLVD 37209, being further identified as being map/parcel 11400031800, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed future project of a proposed multifamily residential development consisting of approximately 322 apartment. Appellant appealed the Section D106.2 of Appendix D, Fire Apparatus Access Roads requires two separate access roads for a project of more than 200 residential units.</p>	
	<p>Deferred until April 14, 2020 – Wilson/Ponder – DEFERRED 5/0</p>	

<p>2020-0011940</p>	<p>Ireland Architectural Services, appellant for the property located at 329 11TH AVE S 37203, being further identified as being map/parcel 09313057800, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed Approx. 3322sf White Box buildout for mercantile tenant. Appellant appealed the 2012 IECC 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 C403.3.1.1.4. Table C403.3.1(1) Economizer - All cooling systems over 33,000 Btu/h in climate zone 4A are required to have economizers.</p>	
	<p>Motion to deny – Wilson/Ponder – DENIED 5/0</p>	
<p>2020-0012318</p>	<p>Cameron Putty, appellant for the property located at 140 6TH AVE N 37203, being further identified as being map/parcel 09306107900, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed, open roof-top movie cinema event area for seasonal use, per permit T2019060958 (plans not ye Appellant Appealed the 1) IBC [F]903.2.1 Sprinklers. Where required. Group A. An automatic sprinkler system shall be installed throughout buildings and portions thereof used as Group A occupancies... For Group A-1...occupancies, the automatic sprinkler system shall be provided throughout the floor area where the Group A-1 occupancy is located, and in all floors from the Group A occupancy to, and including, the nearest level of exit discharge serving the Group A occupancy. This open assembly occupancy is above a 6-level open parking garage of non-combustible construction. 2) [F]907.2.1 Fire Alarm and Detection Systems. Group A. A manual fire alarm system that activates the occupant notification system in</p>	

	<p>accordance with Section 907.5 shall be installed in Group A occupancies where the occupant load due to the assembly occupancies is 300 or more. 3) Three or more exits or exit access doorways. Three exits or exit access doorways shall be provided from any space with an occupant load of 501 to 1000. Area of non-fixed seating is calculated at 7 square feet per occupant for the cinema seating and there also proposed seating areas for refreshments and games and related activities.</p>	
Present	Cameron Putty and Shane Putty – Motion to defer til the April 14, 2020 meeting – Wilson/Ponder – DEFERRED 5/0	
2020-0002113	<p>Will Hart, appellant for the property located at 610 33RD AVE N 37209, being further identified as being map/parcel 09209030200, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed New 3+ story office building - Towrey Office...Need Sq footages, height measured from grade for all e Appellant Appealed the Per 2012 IBC Table 503, the current documents indicate that the building exceeds the 3-story limit for Business occupancy and Type IIB un-sprinklered construction</p>	
	Deferred til April 14, 2020 meeting – Wilson/Ponder – DEFERRED 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.