



AGENDA

The Metropolitan Government of Nashville and Davidson County...

***Board of Plumbing Examiners and Appeals
AGENDA***

Meeting Date:	Tuesday, November 3, 2016
Place:	Metro Office Building – DAVIDSON ROOM – 2 nd Floor 800 2 nd Avenue, South
Time:	1:30 P.M.

PLUMBING BOARD MEMBERS	MEMBER TERM EXPIRES	MEMBER ATTENDANCE	STAFF PRESENT
Graham Reed – Chairman Vacant Position, Vice Chairman Frank Sullivan Carl Denver Krantz Leah Granderson Matthew Clark David Wilson	March 10, 2017 February 15, 2019 March 10, 2018 March 10, 2016 February 15, 2019 March 10, 2019		

AGENDA TOPICS
I. Approval of Last Month's Minutes and Call Meeting To Order II. Appeal Cases III. Appearing Before The Board IV. Registrations V. Master Plumber Examination Approval VI. Journeyman Plumber Examination Approval VII. Other Business VIII. Consent Agenda IX. Adjournment

I. APPROVAL OF MINUTES AND CALL THE MEETING TO ORDER	
Approval of the October 6, 2015 Changes: Approval By: Signature of Chairman _____	Motion: First: Second: Opposed:

II. APPEAL CASES

Appeal Case No. 2015-00017

Site Address: 2126 Abbott Martin Road

Represented by: David A. Lewis
Danielle Hoffberg

Map/Parcel Number: 11714005500

Appellant: Code Consultants, Inc.

Code Provision: Amended 2006 IPC Section 403.4.2 Location of toilet facilities in covered malls.

In covered mall buildings, the path of travel to required toilet facilities shall not exceed a distance of 300 feet (91,440 mm). The required facilities shall be based on total gross square footage, and facilities shall be installed in each individual store or in central toilet areas located in accordance with this section. Restaurants other than food tenants in the food court shall have the required facilities installed within their tenant space. The maximum travel distance to central toilet facilities in covered mall buildings shall be measured from the main entrance of any store or tenant space.

Variance Requested: Applicant request to exceed the maximum allowed travel distance to the centrally located toilet facilities as follows:

Tenants with a Gross Lease Area (GLA) less than 1,000 SF and comply with the 300 foot travel distance; facilities will not be provided.

- Tenants with a GLA greater than 1,000 SF and comply with the 300 foot travel distance; single unisex facility for employee use will be provided (required by the Developer).
- Restaurant tenants (regardless of size and location to centrally located facilities); public facilities based on assembly occupancy requirements provided. New tenants which do not comply with the 300 foot travel distance to the centrally located facilities will provide fixtures within their space based on the following limitations:
- Tenants with a GLA less than 1,000 SF; facilities will not be provided.
- Tenants with a GLA between 1,000 SF and 2,000 SF; a single unisex public facility will be provided (for both employee and customer use). Amended Section 403.2 allows mercantile occupancies up to 2,000 SF to provide one facility in their space for both sexes.
- Tenants with a GLA greater than 2,000 SF; public facilities provided per plumbing code requirements (based on occupancy) and drinking fountain/water cooler provided. Appendix C includes a graphic depiction of the proposed variance described above as it relates to: The proposed expansion (effective immediately), and
- The existing covered mall building (affective on a lease turnover basis only), which is projected to comply in due time. A family/assisted use toilet will be provided adjacent to the new centrally located facilities. The facility is required per Section 1109.2.1 for assembly and mercantile occupancies where an aggregate of 6 or more male/female water closets are required. The family/assisted use toilet rooms will include 1 water closet and lavatory (with exception taken to include a urinal) in addition to 1 children's water closet and lavatory (at a child's height). The children's water closet/lavatory will be within the family/assisted use room (with a single lock on the door). Although permitted to be included in the overall fixture count for male or female, the family assist facility is not included in the counts listed in Appendix A. In summary, it is important to note that in order to meet travel distance to centrally located toilet facilities (within 300'), several additional satellite fixture locations would be required throughout the building. To alleviate providing many different satellite fixture locations, it is proposed to provide a new single location of fixtures in the mall expansion area. It is important to note that within the centrally located facilities an excess amount of fixtures are provided. Furthermore, fixtures will be provided within tenant spaces which do not meet the 300 foot travel distance. Finally, in addition to the drinking fountains provided at the proposed centrally located facilities, drinking fountains will also be located within tenants with a GLA greater than 2,000 SF, adjacent to the plumbing fixtures. Due to existing leasing agreements, existing tenants are proposed to be maintained (some contain fixtures in their space and some do not) and eventually modified to meet this variance upon a lease turnover basis only.

See Page 3 for continued Appeal Case and Discussion: Discussion: Proposed expansion of the Mall at Green Hills – Group M, 2 Story. Sprinkled Type 2-B Structure. After hearing testimony it was the decision of the appellant as well as the Board to Defer the case until the November 3, 2015 Meeting. The Appellant will review the 2012 Code.

<u>Discussion of November 3, 2015 Meeting:</u>	Motion: First: Second:	Opposed or Abstained:
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<p><u>Appeal Case No. 2015-00018</u></p> <p style="text-align: right;">Represented by: Carl McWhirter</p> <p>Site Address: 101 East Campbell Road</p> <p>Map/Parcel Number: 07301000800</p> <p>Appellant: Carl McWhirter</p>		
<p><u>Code Provision:</u> 2012 IPC Section 410.2 states that where drinking fountains are required not fewer than two drinking fountains shall be provided. One drinking fountain shall comply with the requirements for people who use a wheelchair and one for standing</p> <p><u>Variance Requested:</u> Appellant is requesting to provide a single Drinking Fountain.</p>		
Discussion: This is a rehab of a 6,225 sq. ft. warehouse building.	Motion: First: Second:	Opposed or Abstained:

III. APPEARING BEFORE THE BOARD
No Applicants – No Business

IV. REGISTRATIONS
No Applications

V. MASTER PLUMBER EXAMINATION APPROVAL

No Applicants

VI. JOURNEYMAN PLUMBER EXAMINATION APPROVAL

No Applicants

VII. OTHER BUSINESS

No Business

VIII. CONSENT AGENDA

No Business

IX. MOTION FOR ADJOURNMENT:

Motion:
First:
Second:

Opposed or Abstained: