



The Metropolitan Government of Nashville and Davidson County

Board of Fire and Building Code Appeals

Meeting Date: **Tuesday – November 8, 2022**
 Place: Development Service Conference Center- Metro Office Building- 800 President Ronald Reagan Way
 Time: 9:00 A.M.

FIRE AND BUILDING BOARD MEMBERS	MEMBER TERM EXPIRES	MEMBER ATTENDANCE	STAFF PRESENT
Andy Berry Ilke Hanloser Cal Nielson Marina Ntoupi-Chairman Tim Prow -Vice Chairman Devinder Sandhu Vacant Vacant Vacant	July 20, 2025 July 19, 2026 March 1, 2025 April 1, 2025 July 19, 2026 July 20, 2025	Present Present Absent Present Present Present	Tim Rowland Wade Hill Macy Amos Alexandra Rivera Joe Almon Chuck Swann Theresa Hayes

- AGENDA TOPICS**
- I. Call Meeting To Order
 - II. Board members to vote on Chairman and Vice Chairman
 - III. Appeal Cases
 - IV. Other Business – Vote to approve Fire and Building Board Rules
 - V. Approval of Last Month’s Minutes
 - VI. Adjournment

I. CALL THE MEETING TO ORDER

II. BOARD MEMBERS TO VOTE ON CHAIRMAN AND VICE CHAIRMAN

Marina Ntoupi-Chairman
 1st-Sandhu-2nd-Prow
 Tim Prow-Vice Chairman
 1st-Sandhu- 2nd- Berry

III. APPEAL CASES

Appeal Case No. 20220032022

Site Address: **1204 Demonbreun Street
NASHVILLE, TN 37203**

Represented by: Brian Fitzgerald
Jake Musick

Map/Parcel Number: 093090E00200CO

Appellant: Mr. Brian Fitzgerald

Parcel Owner: Nashville Gulch PII JV Holdings

Code Provision: Per 2018 IBC Section 1025 Luminous Egress Path Markings....1025.4 Self-luminous and photoluminescent: Luminous egress path markings shall be permitted to be made of any material, including paint, provided that an electrical charge is not required to maintain the required luminance.....

Applicant Appeals: Proposing to provide light fixtures along required egress path with battery back-up integral to each fixture and to be connected to an emergency generator

Discussion:
Case was deferred from September’s meeting due to no one came forward to represent this case at September’s meeting. Also deferred from October’s meeting, cancelled due to did not have a quorum.

Motion: Approve
First: Berry
Second: Hanloser

Approved / Denied:
Approved
5-0

Appeal Case No. 20220058495

Site Address: **1364 Murfreesboro Pike
Nashville, TN 37217**

Represented by: Wayne Overman
Craig Farmer

Map/Parcel Number: 107000005000

Appellant: Metropolitan Nashville Airport Authority

Parcel Owner: Metropolitan Nashville Airport Authority

Code Provision: 2018 IBC Section 1609.1 Applications. Buildings, structures and parts thereof shall be designed to withstand the minimum wind loads prescribed herein. Decreases in wind loads shall not be made for the effect of shielding by other structures.

Applicant Appeals: Applicant seeks relief from this requirement

Discussion:
Deferred from October meeting – meeting cancelled due to did not have a quorum

Stipulation- Temporary structure to be removed within 2 months after Use and Occupancy on new building is completed.

Motion: Approve/w
Stipulation
First: Hanloser
Second: Prow

Approved / Denied:
Approved w/
Stipulation
5-0

Appeal Case No. 20220064463

Site Address: **5429 Franklin Pike
Nashville, TN 37220**

Represented by: Jeff Livingston
Preston Ayer
Jeremy Walker

Map/Parcel Number: 16010000700

Appellant: Derek Wilson

Parcel Owner: 5425 Franklin Pike, LLC

Code Provision: 18.2.3.5.6.1 The gradient for a fire department access road shall not exceed the design limitations of the fire apparatus of the fire department and shall be subject to approval by the AHJ.

Applicant Appeals: Code requires 12% grade on driveway, applicant is proposing 15% grade

Discussion:

Deferred from October meeting – meeting cancelled due to did not have a quorum

Motion: Deny

First: Hanloser
Second: Prow

Approved / Denied:

Denied
4- Denied
1- Recused-Sandhu

Appeal Case No. 20220066857

Site Address: **118 12th Avenue South
Nashville, TN 37203**

Represented by: Matt Spaulding

Map/Parcel Number: 09309034000

Appellant: Matt Spaulding

Parcel Owner: 118 12th Avenue, LLC

Code Provision: 2018 IBC Section 1025.1 Self-luminous and photoluminescent: egress path marking to not require an electrical charge to maintain required luminance

Applicant Appeals: To provide water-tight, battery-backup light fixture in lieu of luminescent markings.

Discussion:

Deferred from October meeting – meeting cancelled due to did not have a quorum

Motion: Approve

First: Sandhu
Second: Berry

Approved / Denied:

Approved
5-0

Appeal Case No. 20220072434

Represented by: Manuel Paredes
Milton Paredes

Site Address: **146 Harris Street
Madison, TN 37115**

Map/Parcel Number: 05201002000

Appellant: Manuel C. Paredes

Parcel Owner: Manuel C. Paredes

Code Provision: IRC R302.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1). Table R302.1(1) requires exterior walls with Fire Separation Distance of <5 feet to be fire-resistance rated for minimum one hour for exposure from both sides. Projections with a Fire Separation Distance of less than 2 feet are not allowed. No openings are allowed in an exterior wall with less than 3 feet Fire Separation Distance.

Applicant Appeals: Appellant appeals the IRC Code requirements for exterior wall located at or near the Property Line for addition to single family dwelling partially constructed without proper permits.

Discussion:
Case was deferred indefinitely. Applicant to contact Theresa Hayes to have case put back on agenda if needed.

Motion: Deferred
Indefinitely

Approved / Denied:

**Deferred Indefinitely
5-0**

First: Prow
Second: Berry

Appeal Case No. 20220073121

Represented by: Eric Bearden
Amy Hardin

Site Address: **1234 Martin Street
Nashville, TN 37203**

Map/Parcel Number: 10507011400

Appellant: Mr. Eric Bearden

Parcel Owner: HCD Wedgewood 1234 Martin, LLC

Code Provision: Per 2018 IBC for Type IV Heavy Timber Construction regarding concealed spaces in floor framing: 2304.11.3 Floors - Floors shall be without concealed spaces. Wood floors shall be constructed in accordance with Section 2304.11.3.1 or 2304.11.3.2

Applicant Appeals: Appellant requests variance to comply with 2021 IBC requirements for allowed concealed spaces in floor construction of Type IV Heavy Timber Construction.

Discussion:
Stipulation- to comply with 2021 IBC requirements for allowed Concealed spaces in floor construction of Type iv Heavy Timber Construction

Motion: Approve w/
stipulation

Approved / Denied:

**Approved w/
stipulation
5-0**

First: Berry
Second: Hanloser

IV. OTHER BUSINESS	<u>Board members to approve Fire and Building Board Rules</u>	Approved 5-0 1 st - Berry 2 nd - Prow
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V. Approval of Minutes: Changes: Approval By: Signature of Chairman _____	September Minutes to be signed at December Meeting.
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VI. MOTION FOR ADJOURNMENT:		
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