



MINUTES

The Metropolitan Government of Nashville and Davidson County

Board of Fire and Building Code Appeals

Meeting Date: **Tuesday – August 13, 2024**
 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	July 20, 2025	Present	Shatara Washington
Ilke Hanloser	July 19, 2026	Present	Sam Rider
Cal Nielson	March 1, 2025	Absent	Shannon Roberts
Marina Ntoupi - Chairman	April 1, 2025	Absent	Ann Mikelson
Tim Prow -Vice Chairman	July 19, 2026	Present	Tessa Ortiz-Marsh
Devinder Sandhu	July 20, 2025	Absent	Joe Almon
Christopher Dunn	March 1, 2027	Present	John Tyler
Anthony Locke	March 1, 2026	Present	Theresa Hayes
Laura Hollier	March 2, 2027	Present	

AGENDA TOPICS

- I. **Call Meeting To Order**
- II. **Open Public Comment Period**
- III. **Appeal Cases**
- IV. **Other Business**
- V. **Approval Of Last Month’s Minutes**
- VI. **Adjournment**

I. CALL THE MEETING TO ORDER

II. OPEN PUBLIC COMMENT PERIOD – no one to comment at start of meeting
PERSONS WHO WISH TO COMMENT ON MATTERS THAT ARE GERMANE TO ITEMS ON THE AGENDA, MUST SIGN UP PRIOR TO THE BEGINNING OF THE MEETING. PLEASE SEE SECRETARY FOR SIGN UP SHEET.

TIME LIMIT ON TESTIMONY: The appellant along with all persons in support shall have 15 minutes total time to present their case. The appellant may petition the Board for additional time. If there is opposition, both sides shall be granted equal time. Any member of the Board may directly question a witness at any time during the testimony. Upon the conclusion of testimony, the public hearing shall be closed, and no further testimony or evidence shall be admitted except as the Board may permit.

III. APPEAL CASES

Appeal Case No. 20240066478

Represented by: Preston Quirk

Site Address: **2108 B 8th Avenue South
Nashville, TN 37204**

Map/Parcel Number: 10510030000

Appellant: Preston Quirk

Parcel Owner: Stoner, Trasbin Lee, II, Revocable Living Trust

Code Provision: Per 2018 IBC Section 706.1.1, Party walls shall be constructed without openings and shall create separate buildings.

Applicant Appeals: Applicant has recorded a Declaration of Easement and Maintenance Agreement between property owners for ingress, egress, and maintenance through the wall abutting building.

Discussion:

Motion: Approve

Approved / Denied:

First: Berry
Second: Hollier

Approved
6-0

Appeal Case No. 20240067313

Represented by: Gary Ellis

Site Address: **627 Old Hickory Blvd.
Nashville, TN 37209**

Jay Kalvala
Jose Orozco

Map/Parcel Number: 11400017200

Appellant: Jay Kalvala

Parcel Owner: ORO Hotels, LLC

Code Provision: Per NFPA 72;18.4.2 Unless otherwise required by other sections of this Code, the coverage area for audible occupant notification shall be as required by other governing laws, codes, or standards. Where the other governing laws, codes, or standards require audible occupant notification for all or part of an area or space, coverage shall only be required in occupiable areas as defined in 3.3.177. NFPA 72:18:4.2

And per NFPA 72;4.5.1 Where audible appliances are installed to provide signals for sleeping areas, they shall have a sound level of at least 15 dB above the average ambient sound level or 5 dB above the maximum sound level having a duration of at least 60 seconds or a sound level of at least 75 dBA, whichever is greater, measured at the pillow level in the area required to be served by the system using the A-weighted scale (dBA). NFPA 72:4.5.1

Applicant Appeals: Applicant appeals the NFPA requirements as the intent of the code is satisfied with the temporal three alarms in the common areas and corridors and that the sleeping room alarm notification is satisfied by the presence of the 520 hz audible alarms in the guest rooms. The dB level at the pillow has been measured throughout and found to be 88dB at the pillow.

Discussion:

Motion: Approve

Approved / Denied:

First: Hanloser
Second: Berry

Approved
6-0

Appeal Case No. 20240069598

Represented by: Joshua Pryor

Site Address: **3025 Charlotte Avenue
Nashville, TN 37209**

Map/Parcel Number: 09214010400

Appellant: Joshua Pryor

Parcel Owner: 3025 Charlotte Avenue Ground Owner, LLC

Code Provision: Per 2018 IBC - Section 406.2.2 requires the clear height of each floor level in vehicle and pedestrian traffic areas shall be not less than 7 feet. Canopies under which fuels are dispensed shall a clear height in accordance with Section 406.7.2. Exception: A lower clear height is permitted for a parking tier in mechanical-access open parking garages where approved by the building official.

Applicant Appeals: The appellant seeks approval of existing clear height from floor to bottom of various locations of sprinkler/storm/sanitary lines is at 6'-8' A.F.F. due to the various systems overlapping each other. The majority of floor space within the 3rd floor parking as well as basement through 2nd floor, meets the minimum clearance of 7 feet or greater.

Discussion:

Denied As Presented

Motion: Deny

First: Dunn
Second: Hanloser

Approved / Denied:

Denied
6-0

Appeal Case No. 20240069545

Represented by: Patrick Gilbert
Michelle Beauvais

Site Address: **301 B Union Street
Nashville, TN 37201**

Map/Parcel Number: 0932023H90000CO

Appellant: Michelle Beauvais

Parcel Owner: O.I.C. BLUEGREEN DOWNTOWN NASHVILLE

Code Provision: Per 2018 IBC Section 706.1.1 Party Walls: Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall....Party walls shall be constructed without openings and create separate buildings.

Applicant Appeals: Provide openings as necessary in the party wall above the roof to allow roof storm drainage to continue to flow to existing roof drains.

Discussion:

Motion: Approve

First: Berry
Second: Locke

Approved / Denied:

Approved
6-0

IV. <u>OTHER BUSINESS</u>		
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V. <u>APPROVAL OF MINUTES:</u> Changes: Approval By: Signature of Chairman _____	
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VI. <u>MOTION FOR ADJOURNMENT:</u>		
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If any accommodations are needed for individuals with disabilities who wish to be present at this meeting, please request the accommodation through hub Nashville at <https://nashville.gov/hub-ADA-boards> or by calling (615) 862-5000. Requests should be made as soon as possible, but 72 hours prior to the scheduled meeting is recommended.