



<p><b>2014B-37</b></p>	<p><b>Rafael A. Garcia-Cerra</b>, appellant for the property located at <b>2400 Charlotte Ave</b>, being further identified as being map / parcel <b>09211009900</b>, appeals the decision of the Director of Codes and Building Safety as it applies to the proposed <b>5-story R-2 apartment structure</b> with associated S-2 parking structure located on 4 parcels (to be combined) 09211009100 &amp; parcels 97, 98, 99, located at 2400 Charlotte. Appellant appealed the 1) 705.4 local amendments: fire walls fire-resistance rating. Fire walls shall have a fire-resistance rating of not less than four (4) hours. 2) 1007.6.3 areas of refuge, two-way communication. Areas of refuge shall be provided with a two-way communication system between the area of refuge and a central control point. 3) 406.3.3.1 open parking garages, openings. For natural ventilation purposes, the exterior side of the structure shall have uniformly distributed openings on two or more sides. The area of such openings in exterior walls on a tier must be at least 20 percent of the total perimeter wall area of each tier. The aggregate length of the openings considered to be providing natural ventilation shall constitute a minimum of 40 percent of the perimeter of the tier. Interior walls shall be at least 20 percent open with uniformly distributed openings. 4) 704.8 exterior walls, allowable area of openings. The maximum area of unprotected or protected openings permitted in an exterior wall in any story shall not exceed the values set forth in table 704.8. 5) 502 definitions basement. That portion of a building that is partly or completely below grade plane (see _story above grade plane_ in section 202). A basement shall be considered as a story above grade plane where the finished surface of the floor above the basement is: 1. more than 6 feet (1829 mm) above grade plane; or 2. More than 12 feet (3658 mm) above the finished ground level at any point, and 503.1 the height and area for buildings of different construction types shall be governed by the intended use of the building and shall not exceed the limits in table 503.</p>
<p><b>DEFERRED</b></p>	

<p><b>2014B-40</b></p>	<p><b>Bob Johnson</b>, appellant for the property located at <b>1130 Gallatin Pike</b>, being further identified as being map / parcel <b>05108002000</b>, appeals the decision of the Director of Codes and Building Safety as it applies to the rehab space for <b>Arrowhead Clinic</b> under permit #201407331. Appellant appealed the 1) 2003 ANSI a117.1 - section 604.3.1 require a 56 inch by 60 inch clearance around a water closet. 2) 2003 ANSI a117.1 - section 602.4 require accessible drinking fountains to have spout outlets for standing persons between 38 inches and 43 inches above the floor. 3) 2003 ANSI a117.1 - section 305.3 require a clear space of 30 inches by 48 inches.</p>
<p><b>DEFERRED</b></p>	
<p><b>2014B-45</b></p>	<p><b>Christian Paro</b>, appellant for the property located at <b>1701 A Fatherland St</b>, being further identified as being map / parcel <b>08314013700</b>, appeals the decision of the Director of Codes and Building Safety as it applies to the renovations for <b>Post East Coffee Shop</b> per 201337904. Appellant appealed the IBC 3202.2 (local amendment) encroachments into the public right-of-way above grade and below 8 feet in height shall be prohibited. Doors and windows shall not open or project into the public right-of-way above grade and below 8 feet in height</p>
<p><b>2014B-46</b></p>	<p><b>Dwain Hibdon</b>, appellant for the property located at <b>1800 Stratford Ave</b>, being further identified as being map / parcel <b>07212024300</b>, appeals the decision of the Director of Codes and Building Safety as it applies to the renovation of <b>Stratford High School</b> per 201408771. Appellant appealed the IBC 410.3.3 exterior stage doors..."exterior openings that are located on the stage for means of egress or loading and unloading purposes, and that are likely to be open during occupancy of the theater, shall be constructed with vestibules to prevent air drafts into the auditorium."</p>
<p><b>2014B-47</b></p>	<p><b>John Woodall</b>, appellant for the property located at <b>3800 Bedford Ave</b>, being further identified as being map / parcel <b>11710011100</b>, appeals the decision of the Director of Codes and Building Safety as it applies to <b>the Parking Garage for Hilton Hotel</b> under construction. Appellant appealed the 1003.3 head room - protruding objects are permitted to extend to below the min. ceiling height provided a minimum head height of 80" is maintained .IBC 1009.3.2 requires the nosing's or leading edges of non uniform height risers adjoining the public way shall have a visible slip-resistant distinctive marking stripe different from any other nosing marking</p>

<b>2014B-48</b>	<b>Architect</b> , appellant for the property located at <b>5050 Granny White Pike</b> , being further identified as being map / parcel <b>14500006100</b> , appeals the decision of the Fire Marshal as it applies to the applicant appealing the 2006 IFC D103.2 grade. Fire apparatus access roads shall not exceed 10% grade. Appellant appealed the 2006 IFC d103.2 grade. Fire apparatus access roads shall not exceed 10% grade.
<b>2014B-50</b>	<b>Owen Builders</b> , appellant for the property located at <b>3301 Creekwood Dr</b> , being further identified as being map / parcel <b>06003014300</b> , appeals the decision of the Director of Codes and Building Safety as it applies to the (1). ANSI 117.1 hallway width requirements (2). ANSI 117.1 60" turning radius (3). Fire Rated drywall below the cast iron tub. Appellant appealed the (1). Hinge approach-push side ANSI 117.1 figure 404.3.1- 42" clear and figure 403.5 36" clear width for accessible route.(2). ANSI 117.1 circular space fig.304.3 (a) min. 60" turning radius (3). IRC r317 dwelling unit separation- dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a 1 hour fire resistance rating.
<b>2014B-51</b>	<b>Robert Swinney</b> , appellant for the property located at <b>700 Broadway</b> , being further identified as being map / parcel <b>09306302100</b> , appeals the decision of the Director of Codes and Building Safety as it applies to the addition and select renovation in <b>Hume Fogg High School</b> per 201339986. Appellant appealed the IBC 1106.5 van spaces. For every six or fraction of six accessible parking spaces, at least one shall be a van-accessible parking space. 106.6 locations. Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance.
<b>2014B-52</b>	<b>Matt Laitinen</b> , appellant for the property located at <b>1710 19th Ave S</b> , being further identified as being map / parcel <b>10408017300</b> , appeals the decision of the Director of Codes and Building Safety as it applies to the new <b>4 level R-2 apartment and 2-level garage proposed to be called 1810 Belcourt</b> , per permit 201340009. Appellant appealed the IBC 716.6.2 membrane penetrations. Ducts and air transfer openings constructed of approved materials in accordance with the international mechanical code that penetrate the ceiling membrane of a fire-resistance-rated floor/ceiling

