

APPEALS

BOARD OF FIRE AND BUILDING CODE APPEALS

DATE:	TUESDAY- November 10, 2015	
TIME:	9:00 A.M.	
PLACE:	800 2nd Ave. So. Metro Howard. Conference Center	
<u>TERM EXPIRES</u>	<u>BOARD MEMBERS</u>	
3/1/2018	John Olert, Chairman	
3/1/2017	Rich McCoy, Vice Chairman	
3/1/2017	Eddie Hutton	
3/1/2016	Bill Wamsley	
3/1/2016	Rodney Wilson	
3/1/2019	Randy Clark	
3/1/2017	Bill Steffenhagen	
3/1/2018	Katherine Harrison	
3/1/2018	John Finch	
ALSO PRESENT		
I.		
II.		
III.		

<p>2015B-79</p>	<p>Yancy Lovelace, appellant for the property located at 1704 Dorothy Pl, being further identified as being map / parcel 10408031100, appeals the decision of the Director of Codes and Building Safety as it applies to the Fire Separation Distance Appeal. Appellant appealed the two story, 8360sf office building located in a historic district. Business occupancy-type 5 construction over storage occupancy s-1 (parking) type a1 construction, un-spinkled. per 2006 IBC table 704.8 maximum area of exterior wall openings-1)does not allow opening within 3' to 5' of property line. 2) Allows only 10% wall openings between 5' and 10' of property line.</p>
	<p>DEFERRED TIL NOVEMBER10, 2015 MEETING</p>
<p>2015B-84</p>	<p>Lesley Beeman, Jr., appellant for the property located at 2948 Sidco Dr , being further identified as being map / parcel 11816002800, appeals the decision of the Director of Codes and Building Safety as it applies to the Reference CACR 201513200 Tenant fit-out minor exterior renovations, interior renovations and additions to an existing two story, ~17,351 sq. ft. concrete tee building for Group A-2 and B uses with an occupant load of approximately 236, formerly used as an office building. Appellant appealed the 2012 IBC 1109.2 toilet and bathing facilities. Each toilet and bathing room shall be accessible.</p>
<p>Deferred</p>	<p>DEFERRED UNTIL NOVEMBER 10, 2015 MEETING</p>

<p>2015B-87</p>	<p>James Moran, appellant for the property located at 323 Seven Springs Way, being further identified as being map / parcel 16000004600, appeals the decision of the Director of Codes and Building Safety as it applies to the construction of a 4-story apartment building with 144 units. Appellant appealed the IBC table 705.4, sub-note a states that in an R-2 occupancy, walls shall be not less than 2-hour fire-resistance rated where separating buildings of type II or V construction. Local amendment requires a 4-hour fire wall.</p>
<p>2015B-88</p>	<p>Stephen White, appellant for the property located at 807 Clark Pl, being further identified as being map / parcel 09310003200, appeals the decision of the Director of Codes and Building Safety as it applies to construct the WESTIN HOTEL with 27 Floors and Parking Garage under permit #201446509. Appellant appealed the (1) -2006 IBC - section 1007.3 require that in order for exit stairways to be considered part of an accessible means of egress, an exit stairway shall have a clear width of 48 inches minimum between handrails and shall incorporate an area of refuge within an enlarged floor-level landing or shall be accessed from either an area of refuge complying with section 1007.6 or a horizontal exit. ; (2) 2006 IBC - section 1007.6 require area of refuge shall have direct access to an enclosed stairway. ; (3) 2006 IBC - section 1007.6.3 require areas of refuge shall be provided with a two way communication system between the area of refuge and central control point.</p>

<p>2015B-89</p>	<p>David Rodriguez, appellant for the property located at 3823 Gallatin Pike 1, being further identified as being map / parcel 061150B00300CO, appeals the decision of the Director of Codes and Building Safety as it applies to 2 items 12' maximum distance between floor without landing and they are providing a curb at the roof top door. Appellant appealed the building has 3 - 4story townhomes with roof decks, 2100sf each all units are identical 1). IBC 1009.6 vertical rise a flight of stairs shall not have a vertical rise greater than 12 feet (3658 mm) between floor levels or landings. 2). 1008.1.6 thresholds at doorways shall not exceed 0.75 inch (19.1 mm) in height for sliding doors serving dwelling units or 0.5 inch (12.7 mm) for other doors. raised thresholds and floor level changes greater than 0.25 inch (6.4 mm) at doorways shall be beveled with a slope not greater than one unit vertical in two units horizontal (50-percent slope).exception: the threshold height shall be limited to 7.75 inches (197 mm) where the occupancy is group r-2 or r-3; the door is an exterior door that is not a component of the required means of egress; the door, other than an exterior storm or screen door does not swing over the landing or step; and the door way is not on an accessible route as required by chapter 11 and is not part of an accessible unit, type a unit or type b unit.</p>
<p>2015B-90</p>	<p>David Rodriguez, appellant for the property located at 3823 Gallatin Pike 2, being further identified as being map / parcel 061150B00200CO, appeals the decision of the Director of Codes and Building Safety as it applies to vertical rise between landings and threshold height</p>

	<p>at door. Appellant appealed the building has 3 - 4story townhomes with roof decks, 2100sf each all units are identical 1). IBC 1009.6 vertical rise. a flight of stairs shall not have a vertical rise greater than 12 feet (3658 mm) between floor levels or landings.2). 1008.1.6 Thresholds at doorways shall not exceed 0.75 inch (19.1 mm) in height for sliding doors serving dwelling units or 0.5 inch (12.7 mm) for other doors. raised thresholds and floor level changes greater than 0.25 inch (6.4 mm) at doorways shall be beveled with a slope not greater than one unit vertical in two units horizontal (50-percent slope).exception: the threshold height shall be limited to 7.75 inches (197 mm) where the occupancy is group r-2 or r-3; the door is an exterior door that is not a component of the required means of egress; the door, other than an exterior storm or screen door does not swing over the landing or step; and the doorway is not on an accessible route as required by chapter 11 and is not part of an accessible unit, type a unit or type b unit.</p>
<p>2015B-91</p>	<p>David Rodriguez, appellant for the property located at 3823 Gallatin Pike 3, being further identified as being map / parcel 061150B00100CO, appeals the decision of the Director of Codes and Building Safety as it applies to vertical rise between landings and threshold height at door. Appellant appealed the building has 3 - 4story townhomes with roof decks, 2100sf each all units are identical 1). IBC 1009.6 vertical rise. a flight of stairs shall not have a vertical rise greater than 12 feet (3658 mm) between floor levels or landings.2). 1008.1.6 Thresholds at doorways shall not exceed 0.75 inch (19.1</p>

	<p>mm) in height for sliding doors serving dwelling units or 0.5 inch (12.7 mm) for other doors. raised thresholds and floor level changes greater than 0.25 inch (6.4 mm) at doorways shall be beveled with a slope not greater than one unit vertical in two units horizontal (50-percent slope).exception: the threshold height shall be limited to 7.75 inches (197 mm) where the occupancy is group r-2 or r-3; the door is an exterior door that is not a component of the required means of egress; the door, other than an exterior storm or screen door does not swing over the landing or step; and the doorway is not on an accessible route as required by chapter 11 and is not part of an accessible unit, type a unit or type b unit.</p>
2015B-92	<p>David Pope, appellant for the property located at 6214 Charlotte Pike, being further identified as being map / parcel 10301001500, appeals the decision of the Director of Codes and Building Safety as it applies to construct 7373 sf building for "Discount Tire" under permit #201436295. Appellant appealed the 2003 ANSI a117.1 - section 405.7.4 require handicap accessible ramps that change direction at ramp landings shall be sized to provide a turning space complying with section304.3 which requires a 60 inch minimum diameter circular space.</p>
2015B-93	<p>Timothy Williamson, appellant for the property located at 818 19th Ave S, being further identified as being map / parcel 09216030600, appeals the decision of</p>

	<p>the Director of Codes and Building Safety as it applies to the Master Permit to construct 19 story Multi-Use building of 13 stories residential and amenities, 6 stories parking including ground floor commercial space under permit #201527975. Appellant appealed the 2006 IBC - sections 708.1 and 708.3 require walls separating dwelling units in the same building to be 1-hour fire rated.</p>
<p>2015B-94</p>	<p>Jeff Hooper, appellant for the property located at 306 Cowan St, being further identified as being map / parcel 08210001200, appeals the decision of the Director of Codes and Building Safety as it applies to the Atrium Requirement and Vestibule Requirements. Appellant appealed the golf range assembly a2 & a3, 2b construction type, sprinklered, 3 stories, approx 22,000 per floor occupant load 345/600/475ibc 2006 404.4 smoke control. A smoke control system shall be installed in accordance with section 909.exception: smoke control is not required for atriums that connect only two stories. IECC 2006 502.4.6 vestibules .a door that separates conditioned space from the exterior shall be protected with an enclosed vestibule, with all doors opening into and out of the vestibule equipped with self-closing devices. Vestibules shall be designed so that in passing through the vestibule it is not necessary for the interior and exterior doors to open at the same time.exceptions: 4. doors that open directly from a space less than 3,000 square feet (298 m2) in area</p>

2015B-95	<p>David Bailey, appellant for the property located at 401 11th Ave S, being further identified as being map / parcel 09313057900, appeals the decision of the Director of Codes and Building Safety as it applies to the construction of a new 12 story hotel. Appellant appealed the 2006 IBC section 1017.3 states "exit access shall be arranged such that there are no dead ends in corridors more than 20 feet".</p>
2015B-96	<p>Rob Cochran, appellant for the property located at 7741 Highway 70 S, being further identified as being map / parcel 12700030100, appeals the decision of the Director of Codes and Building Safety as it applies to the to complete work started under permit #201440114 for ROYAL RANGE and finish Phases 2 and 3 and Phase 4 with renovation of spaces exclusive of retail area and 3 firing ranges. Appellant appealed the 2006 IBC - section 1015.1 requires two means of egress where the occupant load exceeds 50 people or where the common path of egress travel exceeds 75 feet.</p>
2015B-97	<p>Jeff Casella, appellant for the property located at 1520 Woodland St, being further identified as being map / parcel 08309047100, appeals the decision of the Director of Codes and Building Safety as it applies to the enclosed existing covered patio for Lockland Table Restaurant. Appellant appealed the (1) 2012 IBC - table 602 require exterior walls of assembly occupancies located less than 10 feet from a property line to have a 1 hour fire rating.; (2) 2012 IBC - table 705.8 allows exterior walls of non-sprinkled buildings to have 10%</p>

	unprotected openings when located less than 10 feet of a property line.
2015B-98	Kelly Kellogg , appellant for the property located at 1009 Gallatin Ave , being further identified as being map / parcel 08301037900 , appeals the decision of the Director of Codes and Building Safety as it applies to the renovation per 201532946 to 1375 SF for use as Urban Juicer . Appellant appealed the 2003 ANSI/ICC a117.1 604.3.1 size. a clearance around a water closet 60 inches (1525 mm) minimum, measured perpendicular from the sidewall, and 56 inches (1420 mm) minimum, measured perpendicular from the rear wall, shall be provided

V.

VI.

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.

