



AGENDA

The Metropolitan Government of Nashville and Davidson County

Board of Fire and Building Code Appeals

Meeting Date: **Tuesday – December 10, 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 Ilke Hanloser Cal Nielson Marina Ntoupri - Chairman Tim Prow -Vice Chairman Devinder Sandhu Christopher Dunn Anthony Locke Laura Hollier	July 20, 2025 July 19, 2026 March 1, 2025 April 1, 2025 July 19, 2026 July 20, 2025 March 1, 2027 March 1, 2026 March 2, 2027		

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 –
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. 20240101620

Represented by:

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

Map/Parcel Number: 09214010400

Appellant: Sterling Laguarda

Parcel Owner: 3025 Charlotte Avenue Ground Owner, LLC

Code Provision: Per 2018 IBC - Section 406.2.2 requires that the clear height of each floor level in vehicle and pedestrian traffic areas shall not be less than 7 feet. Canopies under which fuels are dispensed shall have 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: Appellant has been able to raise all obstructions out of the drive aisle above the 7 ft threshold to allow cars to freely enter and exit the garage level. Appellant cannot raise the obstructions in some parking stalls as the majority of the remaining items are plumbing and hard pipe electrical obstructions and moving said items would not allow the items to function as intended. The Appellant proposes: (1) - Add a flexible precautionary overhead height guard sign at the 2nd floor helix of the garage; (2) - Add an additional sturdy immobile overhead guard just after the 2nd floor helix to physically stop any vehicles from advancing to the 3rd floor. The driver will be allowed to reverse into the 2nd floor and exit via the 2nd floor as needed; (3) - All affected spots will be marked compact car only and will be assigned spots and motorcycle spots will also be marked on the 3rd floor. Therefore, Appellant is requesting a variance for the 3rd floor parking spaces clearance height with the lowest space at 6' - 8 3/4'.

Discussion:

Motion:

Approved / Denied:

First:

Second:

Appeal Case No. 20240100423

Represented by:

Site Address: **4513 Park Avenue
Nashville, TN 37209**

Map/Parcel Number: 09116004700

Appellant: Andy Englehart

Parcel Owner: Rector Vicar Wardens & Bishops Comm. Of St. Andrew MSN

Code Provision: Item #1: IBC 1012.5.1 Ramp Width and capacity. The minimum width and required capacity of a means of egress ramp shall be not less than that required for corridors by section 1020.2. The clear width of a ramp between handrails, if provided, or other permissible projections shall be 36 inches minimum. Also: ICC A117.1-2017 403.5.1 General. The clear width of an exterior accessible route shall be 48 inches minimum. Exception #4. The clear width of an exterior ramp shall comply with Section 405.5. Section 405.5 Clear width. The clear width of a ramp run shall be 36 inches minimum. Item #2: IBC 1012.6.3 Landings Length. The landing length shall be 60 inches minimum. Item #3: IBC 1012.8 Ramp Handrails. Ramps with a rise greater than 6 inches shall have handrails on both sides. Handrails shall comply with Section 1014. Item #4: IBC 1012.6.4 Change in direction. Where changes in direction of travel occupant landings provided between ramp runs, the landing shall be 60 inches by 60 inches minimum.

Applicant Appeals: Applicant appeals the 4 code issues regarding the construction of a new ramp at an existing church per permit 2024007592.

Discussion:

Motion:

Approved / Denied:

First:

Second:

Appeal Case No. 20240101770

Represented by:

Site Address: **410 Rep John Lewis Way**
Nashville, TN 37203

Map/Parcel Number: 09310049000

Appellant: Jennifer Faulkinberry

Parcel Owner: NP 5TH, LLC

Code Provision: Per 2018 IBC - Section 1207.2, occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches above the finished floor.

Applicant Appeals: Appellant seeks approval of office space acoustical lay-in ceiling installed at height of 7'-2' above finished floor due to limits of existing plumbing work below structure that must remain.

Discussion:

Motion:

Approved / Denied:

First:
Second:

Appeal Case No. 20240105433

Represented by:

Site Address: **3509 Charlotte Avenue**
Nashville, TN 37209

Map/Parcel Number: 09213006300

Appellant: Ed Tunney

Parcel Owner: 3509 Charlotte, LLC

Code Provision: To appeal (1)2018 IBC 602.2 requirement for Types I and II construction to be of non-combustible materials.

Applicant Appeals: Applicant wants to provide wood construction for the stairs inside a three-hour rated enclosure the full height of the building, including through the three-hour rated horizontal assembly.

The building is designed per 2018 IBC 510.2, with the required three-hour-rated horizontal separation (typically referred to as 'podium' construction)

Discussion:

Motion:

Approved / Denied:

First:
Second:

Appeal Case No. 20240105522

Represented by:

Site Address: **315 Woodland Street**
Nashville, TN 37206

Map/Parcel Number: 08215005500

Appellant: Allen Ramsey & Ragan Smith

Parcel Owner: 315 Woodland Partners

Code Provision: (1) - Per 2018 IBC - Section 903.2.1.3 an automatic sprinkler system is required where the fire area of a Group A-3 occupancy is located on a floor other than a level of exit discharge. (2) - Per 2018 IBC - Section 903.2.10 an automatic sprinkler system is required for Group S-2 enclosed parking garages located beneath other groups.

Applicant Appeals: Appellant proposes to deactivate existing sprinkler system due to fire main leak at an existing valve that had to be closed and now implement life safety action items per Fire Protection Report such as (1) - Return the Hwy 11 exit to operation. (2) - Remove the Sprinkler heads and plug the pipe connections, Cap building FDC and remove signage. (3) - Have a testing agency confirm the fire alarm is operating correctly per NFPA 72.

Discussion:

Motion:

Approved / Denied:

First:
Second:**Appeal Case No. 20240106116**

Represented by:

Site Address: **4777 Lickton Pike**
Whites Creek, TN 37189

Map/Parcel Number: 03100016600

Appellant: Emily Lamb

Parcel Owner: Darkhorse Property Holdings, LLC

Code Provision: Per 2018 IBC - Section 903.2.1.3 and 2018 NFPA 101 - Section 12.3.5 require an automatic sprinkler system for A-3 occupancies with an occupant load over 300 persons.

Applicant Appeals: Appellant proposes not to provide automatic sprinkler system but provide alternative fire safety conditions that while not strictly compliant with the Fire and Building Codes will adequately protect the safety of all occupants. (1)-During any event, four sets of 20' wide glass doors will be locked open. A fire extinguisher will be placed on each wall, and all exits will be illuminated. (2)- For any event with an expected occupancy greater than 299, will provide a fire watch through the Fire Marshal's office.

Discussion:

Motion:

Approved / Denied:

First:
Second:

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.