



AGENDA

The Metropolitan Government of Nashville and Davidson County

Board of Fire and Building Code Appeals

Meeting Date: **Tuesday – July 14, 2026**
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 Marina Ntoupis - Chairman Tim Prow -Vice Chairman Devinder Sandhu Christopher Dunn Anthony Locke Laura Hollier Amy Hardin	July 20, 2029 July 19, 2030 June 20, 2029 July 19, 2030 July 20, 2029 March 1, 2027 March 1, 2030 March 2, 2027 March 1, 2029		

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. 20260046153

Represented by:

Site Address: **2117 B Sadler Avenue**
Nashville, TN 37010

Map/Parcel Number: 106133K00200CO

Appellant: Thomas Rush

Parcel Owner: Thomas Odukoya

Code Provision: NFPA 1 18.2.3.3: Multiple Access Roads. More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climate conditions, or other factors that could limit access.

Portion of residential areas located beyond CSX train tracks has a history of being blocked, sometimes for extended periods, by trains that results in the inability of residents and emergency services to access these residences. Negotiations to build an alternate access route have to this point not resulted in a viable option or timeline.

NFD policy has been to not increase the number of dwelling units in this area but allow one-for -one reconstruction on existing lots.

Applicant Appeals: Through this appeal, the appellant is respectfully requesting approval from the Building and Fire Code Appeals Board to permit the construction of both proposed single-family residences on the subject property despite the existing single point of access condition within the neighborhood.

Discussion:

Motion:

Approved / Denied:

First:

Second:

Appeal Case No. 20260040446

Represented by:

Site Address: **1337 C Antioch Pike**
Nashville, TN 37211

Map/Parcel Number:13415002500

Appellant: Yael Osorio Lopez

Parcel Owner: Kimbro, Nannie Sue (LE) & Robert, Jr. ETAL

Code Provision: Per 2024 IBC Section 1110.2 Each toilet room shall be accessible... at least one of each type of fixture, element, control or dispenser in each accessible toilet room and bathing room shall be accessible.

Applicant Appeals: To not comply with the accessibility requirements of 2024 IBC. Applicant proposes that the portable restroom will be in use only for employees at the food trailer, not for customers, all food being served at the food trailer is for takeout.

Discussion:

Motion:

Approved / Denied:

First:

Second:

Appeal Case No. 20260055148

Represented by:

Site Address: **502 Mill Creek Meadow Drive**
Nashville, TN 37214

Map/Parcel Number:095020D00100CO

Appellant: Brandon Priddy

Parcel Owner: Riverwalk At Mill Creek Homes, LLC

Code Provision: 1108.7.1.1 One story with Type B units required. At least one story containing dwelling units or sleeping units intended to be occupied as a residence shall be provided with an accessible entrance from the exterior of the structure and all units intended to be occupied as a residence on that story shall be Type B units.

Applicant Appeals: Appealing interpretation of an accessible entrance requirement for dwelling units.

Discussion:

Motion:

Approved / Denied:

First:

Second:

Appeal Case No. 20260055160

Represented by:

Site Address: **1010 Whites Creek Pike
Nashville, TN 37207**

Map/Parcel Number: 08202004000

Appellant: Manley Seale

Parcel Owner: CBAM Holdings, LLC

Code Provision: The aggregate area of a mezzanine or mezzanines within a room shall be not greater than one-third of the floor area of that room or space in which they are located. The enclosed portion of a room shall not be included in a determination of the floor area of the room in which the mezzanine is located. In determining the allowable mezzanine area, the area of the mezzanine shall not be included in the floor area of the room.

(1) - Per 2024 IBC - section 903.2.1.2 - An automatic sprinkler system shall be provided throughout stories containing Group A-2 occupancies and throughout all stories from the Group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet (464 m²).
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

(2) - Per 2024 IBC section 903.2.8 - An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

(3) - Note - the reference for mezzanines is per 2024 IBC section 505.2.1.

Applicant Appeals: Applicant proposes to leave existing mezzanine in an unsprinklered building.

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.