

**Minutes  
Building Board of Appeals  
Conference Room 110  
City Center  
August 20, 8 a.m.**

**Members Present**

Terry Kelley, Allison Dvorak, Jarrod Smart, Sarah Aldinger, Katie Kranz

**Members Absent**

None

**Guests Present**

Neil King, Julie Becker, Keith Thompson, Jeff Kreiter, Trever Van Conant, Catherine Dekkinga, Craig Martin, Dave Van Nieuwenhuyzen, Steve Jastram

**Call to Order and Quorum Determination**

Allison Dvorak arrived at the meeting at 8:08 a.m.

**Approval of Regular Agenda**

A motion was made by Jarrod Smart and a second was Katie Kranz made by to approve the agenda of August 14, 2018. Ayes, 4. Nays, 0.

**Approval of Minutes of Last Meeting**

A motion was made by Jarrod Smart and a second was Katie Kranz made by to approve the minutes of June 26, 2018. Ayes, 4. Nays, 0.

**Public Input on Non-Agenda Items**

No Public Input Items

**New Business**

- 1. Appeal No. 3-2018, BOA-BL-008945-2018.** Keith Thompson with Koch Hazard Architects gave a synopsis of the St. Francis House project. Keith stated that the request is to eliminate the doors from the sleeping rooms. All of the other life safety aspects would remain as required. Butch Warrington gave his aspect of the project that these were corridors and that there was no place in the code that allowed corridor doors to be removed in a Group R-2 occupancy. It was suggested that magnetic hold-opens could be installed on the doors. Butch informed the board that this is about the interpretation of whether this is a corridor or an intervening room. Julie Becker with the St. Francis House spoke about the internal working aspects that take place. It was

then noticed that the residents are actually locked in the building. The doors are not readily useable for egress at all times as they are locked. The house is attended at all times so if someone wants out they can be let out, but the resident could not leave on his own without any help. Butch made the comment at this time that since the doors are not readily useable from the interior at all times that this is not a Group R-2, it was more than likely a Group I-3, Condition 2. At this time the appeal was withdrawn.

2. **Appeal No. 4-2018, BOA-BL-009127-2018.** Butch gave a synopsis of this appeal. The appeal was to determine what occupant load shall be used for constructing the storm shelter. Steve Jastram with Architectural Incorporated submitted the appeal to use the Group E occupancy rather than the occupancy of the gymnasium, which is a Group A-3 occupancy which would have a higher occupant load. The 2015 code states that a room or space used for assembly purposes that is associated with a Group E occupancy is not considered a separate occupancy. What is being proposed is to construct the Group A occupancy under the heights and areas allowances of a Group A-3 occupancy and separating the Group E occupancy as required for a separate building. Typically a separation would not be required unless the whole building is larger than what the height and area is for a Group E occupancy as the gym is considered part of the Group E. The proposal is to construct the gym as a Group A and stay within the allowable heights and areas for a Group A, therefore it is a separate occupancy. The storm shelter section states that the shelter shall be capable of housing the total occupant load of the Group E occupancy.

A motion was made by Katie Kranz and a second was made by Allison Dvorak to approve the determining of the occupant load as submitted using the Group E occupancy. Ayes, 4. Nays 0. Sarah Aldinger abstained from voting as she works for Architecture Incorporated.

3. **Appeal No. 5-2018, BOA-BL-009159-2018.** Butch gave a synopsis of this appeal. JLG Architects is proposing to increase Stair 1 and 2 to comply with .3 inches per person of egress width for the stairs. Stairs 3 and 4 will be increased to the maximum width possible and in lieu of the required 2-hour fire resistive construction and 90 minute openings required around the stair enclosures 3-hour fire-resistive construction will be installed with 3 hour doors.

A motion was made by Jarrod Smart and a second was made by Sarah Aldinger to approve the design as submitted by JLG Architects. Ayes, 5. Nays 0.

**Adjournment**

A motion was made by Jarrod Smart and a second was made by Katie Kranz to adjourn the meeting at 9:15 a.m. Ayes, 5 Naves, 0.



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Butch Warrington Secretary