

Agenda
Board of Appeals
City Council Chambers
Tuesday, July 9, 2013, 8 a.m.

New Business

1. Welcome new member Allison Dvorak who has recently been appointed to the Board and who has replaced the previous Chairman, Daryl Christensen
2. Election of a Chair and Vice Chair
3. Review of a pending ordinance to modify:
 - The threshold for automatic fire extinguishers in multi-family residences to be consistent with the threshold previously established by the State Fire Marshal's office;
 - To change the qualification requirements of the Electrical and Plumbing Boards to be consistent with the other Boards administered by Building Services to simply state that "...members need be qualified by experience and training and able to pass on matters.." related to either the electrical and plumbing trades
 - To reinsert that the individual responsible for the licenses administered by Building Services is the Chief Building Services Official which was mistakenly changed during the recodification process of the City ordinances
4. **Appeal No. 1-2013.** Bob Winkels will represent the Sanford Pentagon project currently being constructed at 2210 Pentagon Place. Whereas typical guard(rail) heights are 42 inches, the code recognizes the need for sightline constrained guards to allow a height of 26 inches in assembly occupancies where the railing or fascia would interfere with the sightlines of the immediately adjacent seating. Staff has interpreted that the reduced height sightline guards are applicable when located adjacent to fixed seats. Mr. Winkels will request that the reduced height guards be allowed in areas that have movable or portable seating based on the configuration of a 20 inch table at the top of the guard and other policy controls.
5. **Appeal No. 2-2013.** Kristen Schulte of Koch Hazard Architects will represent Good Samaritan Society which is constructing the City Center Apartments located at 620 N. Main Avenue. The building has four exterior balconies that are accessed at the end of the corridors on the second and third stories. The code requires a manual unlocking device from the exterior balconies back into the building. Manual unlocking hardware which would allow entry into the building is considered as a security breach for the occupants. Ms. Schulte will

propose the use of a key fob that is used to control the electric strikes on the doors to access the patio and to reenter the building. In addition the electric strike will release upon loss of power, activation of the fire alarm system, and upon activation of the automatic fire extinguishing system.

Adjournment

Accessibility. Upon request, accommodations for this hearing will be provided for persons with disabilities. Please contact the Planning and Building Services Department office at 367-8670, 48 hours in advance.

For questions concerning this hearing, please call (605) 367-8670 for assistance.