

**Minutes
Building Board of Appeals
First Floor Commission Room
City Hall
February 27, 8 a.m.**

Members Present

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

Members Absent

None

Guests Present

Dean Lanier - Fire Marshal, Michael Patten - Parks, Gary Dean – Chief Building Inspector

Approval of Minutes of Last Meeting

A motion was made by Jarrod and a second was made by Allison to approve the minutes of October 17, 2017. Ayes, 5. Nays, 0.

New Business

- 1. Appeal No. 1-2018, BOA-BL-008134-2018.** Terry acted as chair and brought the meeting to order at 8:02 a.m. Butch gave a synopsis of the situation. The levitt shell was designed properly by the architect. The construction type is a Type VB which allows 60 feet in height with an automatic sprinkler system. If the sprinkler system is not installed the maximum height allowed is 40 feet. The highest portion of the roof is 46 feet and the lowest portion is 32 feet above grade plane. The building height is defined as the distance from grade plane to the average height of the highest roof surface. With the wave of this structure it is very difficult to tell what the average height would be; however a good rough guess would be 42 feet. Dean gave a synopsis of the situation for the fire end. There is no design criteria for a situation such as this. The structure is open on two sides and with unknown factors such as wind, the sprinkler system would be designed on theory only. Dean did research and found no other performance shells of this type that had a sprinkler system. Dean made the comment that it is not a sure thing that the sprinkler system would even be set off since the structure may not be able to hold any heat to activate the sprinkler heads. Dean said that with the open air all around this structure that he felt the public safety of the performers and the patrons viewing the concerts would not be at risk. Gary Dean gave additional knowledge on how the rest of the building was to be constructed. Gary did note that the glulams were not quite large enough width and depth to classify them as heavy timber which would be a substitute for 1-hour construction. Mike Patten added that the area around the structure meets all accessible criteria as

there are no slopes around the building; thereby the patrons will be able to move away from the structure easily in the case of a fire. Many questions were asked of Butch, Dean, Gary and Mike. Allison asked about lowering the building such that the average height was less 40 feet or less. Gary brought up the fact that lowering the building height actually causes more problems than leaving the roof at its designed height. Jarrod talked about this being a situation where the code does not specifically address this situation. Much discussion was held among the board members.

A motion was made by Allison and a second was made by Jarrod to eliminate the sprinkler system and maintain the height provided fire-retardant-treated-wood is installed over the glulams in lieu of the 5/16 plywood shown on the plans.

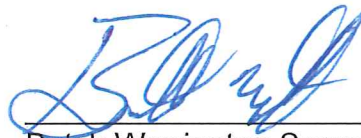
An amendment to the original motion was made by Jarrod and a second was made by Katie to reference the discussion above concerning the fire marshal has no concern for public safety. Ayes, 5. Nays, 0.

- 2. Election of Chair and Vice Chair.** A motion was made by Allison and a second was made by Jarrod to nominate Terry as the Chair for the Building Board of Appeals. Ayes, 5. Nays, 0

A motion was made by Terry and a second was made by Katie to nominate Allison as the Vice-Chair for the Building Board of Appeals. Ayes, 5. Nays, 0

Adjournment

A motion was made by Allison and a second was made by Terry to adjourn the meeting at 8:49 a.m. Ayes, 5. Nays, 0.



Butch Warrington Secretary