

CITY OF LANCASTER
BUILDING CODE BOARD OF APPEALS
MEETING MINUTES FOR JUNE 2, 2016

Board members in attendance: Kenneth Hammel, Bruce Evans, Scott Goldman

Public in attendance: Eric Scott, OakTree Development Group (Appellant); David Beyer, AIA, representing OakTree Development Group.

Staff in attendance: Gary Horning, Bureau Chief – Code Compliance & Inspections; John Lefever, Code Official; Thomas Paul, Code Official.

The meeting was called to order by Chair, Kenneth Hammel at 4:00 PM.

Approval of Minutes: Minutes of the May 11, 2016 meeting were approved by the Board without changes.

- Without a quorum present for the Board, the appellant agreed to accept a decision of the Board members present.

New Business:

Item 1: Application Eric Scott of OakTree Development Group regarding an interpretation of the code official regarding the definition and requirements for exits from an existing building shell space versus a new building and tenant build outs within a building shell, previously constructed.

- Code Official John Lefever maintained that Section 101.4.1 of the 2009 IEBC required that all buildings or portions thereof not previously occupied or used for its intended purpose was required to comply with exit requirements for new buildings. The issue is with several rear exits which go out to landings and stairways that do not meet the requirements for area of rescue assistance.
- After a lengthy discussion, the Board could not reach a consensus on what requirements apply. The Board did agree that a compromise should be looked into and directed the Code staff to meet with the Architect and Appellant on site and see if a compromise could be reached.
- Staff met with the developer and architect and worked out a compromise for correction. Most of the items requested were already completed by the time of the continued hearing on June 2nd. Items noted are fire rated assembly's installed at the rear wall in the area of the exit doors, additional sprinkler heads installed under overhead heat shields constructed, existing metal exterior exit doors could remain unrated, and

platforms/stairs had to have smaller dimensioned grating installed to meet the accessibility standards.

- Chair Hammel, suggested that OakTree Development Group withdraw their request for the original appeal, which was by a motion from Bruce Evans and seconded by Scott Goldman, with a 3-0 vote to approve.
- Motion No. 2 was for the appellant to accept the alternatives reached in the compromise noted above based on the 2009 IBC, section 1007.7 and drawings submitted. This was agreed to by the appellant, and motion by Scott Goldman, seconded by Bruce Evans, was approved by a vote of 3-0.

There being no further business the meeting was adjourned at 4:40 PM.

Respectfully submitted,

Gary Horning

Bureau Chief, Code Compliance and Inspections