

MINUTES

YORK COUNTY BUILDING CODES APPEALS BOARD

York County Office Complex
Large Conference Room, Suite 104
1070 Heckle Blvd., Rock Hill, South Carolina
June 6, 2017
1:30 PM

I. CALL TO ORDER

The meeting was called to order at 1:38 p.m. by Roland Harper. Present: Roland Harper, Chairman, Thomas Palmer, Jason Whitesell, Rob Worley, Darrell Watts, Steve Crump, Randy Crenshaw. Chairman Harper asked the board members present to introduce themselves to the group. Also present: Larry Harrison, Building Official, Jennifer Culver, Commercial Building Plans Reviewer, and Bonnie Marsiglia, Secretary to Board of Appeals.

II. ADOPTION OF MINUTES – September 28, 2016

Thomas Palmer made a motion to accept the minutes as written. Rob Worley seconded the motion. Motion passed by all.

III. PUBLIC HEARING

James Maynard of RedClay PLLC has filed an appeal of the Building Official's determination related to §1004.1.2 of the International Building Code regarding the exception to this code section for 338 & 340 Springhill Farm Road (TM#725-00-00-047). The Exception states: Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by calculation shall be permitted to be used in the determination of the design occupant load.

The applicant, Mr. Maynard, stated that he has asked for this exception since the beginning and changed the plans in order to get the permit, even though the Building Official told him no exception since the beginning. He mentioned that before he started the renovation someone had turned the existing toilet stalls into office space. Mr. Maynard explained the additional toilet was not necessary because the church would voluntarily limit the maximum occupancy. Mr. Wilfred, on behalf of the church, confirmed the church would enforce the posted maximum occupancy.

Larry Harrison, Building Official, stated that he has told them since the beginning that they need another toilet to meet code.

Between the Board and the Applicant there was much discussion regarding the ability of being able to enforce the maximum occupancy. Various questions and answers were exchanged.

The Board stated that they were here to make sure the code was being interpreted correctly. They stated that the exception referred to in the code book was not a code and up to the Building Official to utilize if he chose to.

A motion was made by Rob Worley to deny the applicant's request. The motion was seconded by Thomas Palmer and supported by all.

IV. ETHICS ORDINANCE/SUBMITTAL OF MEMBERSHIP APPLICATIONS

Audra Miller, Planning & Development Director, informed the Board that July was the month for the Building Board of Appeals to submit their annual ethics information. Ms. Miller showed the Board where to go on-line to get to the section that they would fill out.

V. ADJOURNMENT

Meeting was adjourned at 2:12 PM by Chairman Harper.