

AGENDA
YORK COUNTY BUILDING & CODES BOARD OF APPEALS
York County Office Complex
Large Conference Room, Suite 103
1070 Heckle Blvd., Rock Hill, South Carolina
March 11, 2013
3:00 PM

- I. CALL TO ORDER
Chairman Harper called the meeting to order at 3 PM
- II. INTRODUCTION OF MEMBERS AND GUESTS
- III. NEW BUSINESS

Anthony Kippes, representing Ventanas Con Vistas Builders Incorporated, is requesting variances for the self storage facility located at 2107 Big Oak Lane, Rock Hill, SC.

- The 2006 International Building Code, section 508.3.3 Separated occupancies. Buildings or portions of building that comply with the provisions of this section shall qualify as separated occupancies.
- The 2006 International Building Code, section 903.2.7 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

Jamie Catoe, Chris McSwain and Allen Tice provided a review of the requirements of the code. A residential 13R Sprinkler system will meet 1 hour separation and building code requires a 2 hour separation with mixed occupancies. A commercial sprinkler system would drop the 2 hour requirement to a 1 hour requirement. The proposed plan is to sprinkle the upstairs portion of building with a 13R system to meet the residential requirements of the building code. Request using a 13R system for the downstairs portion of the building - there is not an adequate water supply on the site to support a commercial sprinkler system. Discussion was held. The building has a 3 hour separation from residential to storage building. The floor rating is 1 hour; a concrete floor and fire alarm is in place for both floors. Residential space is for the care taker of storage facility. The structure is a business office on first floor with a residential space is located on the second floor and will be used by the caretaker of the facility – there are no plans to rent the residential space out.

Discussion was held regarding the design criteria and code requirements for the facility.

Motion was made Worley to deny this appeal and request contractor provide a design to achieve the required 2 hour rating. Palmer 2nd and motion carried. Worley amended his original motion to include once the 2 hour rating is achieved and approve the use of the 13R sprinkler system. Revised plan submitted to office and staff can permit as a renovation to the upfit for this facility.

IV. ADJOURNMENT

Meeting was adjourned at 3:25 PM by Chairman Harper.

DRAFT