

MINUTES

York County Construction Board of Appeals
Large Conference Room
1070 Heckle Boulevard
Rock Hill, SC 29732
Tuesday, September 15, 2009

The York County Construction Board of Appeals met Tuesday, September 15, 2009 at 3:00 p.m. in the Large Conference Room of the York County Office Complex, located in Rock Hill, South Carolina. Members present were as follows: Ken Spears, Berry Jones, Steve Maloney, Randy Ransom, Will Stephenson, and Rob Worley. Also present were Gary Bass, Jamie Catoe, Allen Tice, Chris McSwain, and Debbie Crawford. Members absent were Hunter Howell, David Paulk and David Whitesell.

Chairman Ken Spears called the meeting to order at 3:05 p.m.

At this time, Chairman Spears asked for any comments about the last meeting of March 24, 2009. There were none. The minutes were approved as written.

The members introduced themselves and then the applicant, Terry Armstrong, representing Pleasant Grove Baptist Church, introduced himself. He also introduced Sean Bumgardner and Lee Shuman of Lorenz Architecture.

Terry Armstrong said that there were about 260 members with about 150 active members of the church. He also stated that the church is 119 years. Pictures were given to the Board of the church now and how they hope it to be later in the future. He said that they have been adding onto the church since the church was built in 1890. He said that they have been working for the last 10 years to get to this point.

Lee Shuman, one of the architects then spoke. He is requesting the occupancy load be reduced to less than 300 people. The current sanctuary seats about 150 people. At this point, they built the side building that they are building essentially to get a gymnasium. A portion of the gym will also be used for eating purposes. Because of the size of the current church, there is no conceivable use of the space that will bring in more than 350 people. There is a section of the code that was added in the new 2006 IBC under section 1004 and allows an exception to the occupancy load count for the Building Official. We hope that you will take that into consideration. I believe that was added for situations like the one we have. We have a practical reason for applying for the occupancy load to be less than 300 persons in this particular facility. We know that the occupancy load by law must be posted at each of the exits. The members of the church would understand that there would never be more than 300 people in that building, it would be unlawful to do so. We have also provided five exits out of this current space, per code we are required to have two. (A diagram was passed around to the members exiting out of that space.) There is also a 1-hour corridor that those exits filter into and that one of the exits

is actually directed to the outside. We have also provided a 3-hour fire wall between this building and the current building. Those things have added to the safety of the use of this space and it will be typically safer with that many exits. Currently the church does not have City water. It will be hard at this time to have a sprinkler system. The Church is doing everything that it can to make this building safe.

Sean Bumgardner asked the members about what they thought.

Ken Spears asked Allen Tice, Fire Marshal, for his comments.

The Fire Marshal said that the total occupancy load now is 328. The use of this room can only be used for tables and chairs. It cannot be used for an audience. He said that there could not be chairs in the back and standing room only in the front of the gym. If the band room had a direct exit to the outside covered walkway, this variance meeting would not need to be held. He said that the band room could be called a storage room.

There were discussions among staff, visitors and the members.

Randy Ransom asked Lee Shuman if this was a pre-engineered structure and are you adding on to the existing wood frame. He asked how the 3-hour fire wall between the new and the old structure is to work, how far above does the existing roof go.

Ken Spears clarified why the board members were meeting today. To make a band room into a storage room. This would bring the occupancy load down to less than 300.

There was more discussion about the fire walls.

Gary Bass said that if the Board deny the appeal today, then they would just make revisions to the plans and resubmit.

Rob Worley made a motion to deny the appeal to resubmit the plans with the changes. The band room will be changed to a storage room. Randy Ransom seconded the motion. The board members voted unanimously to deny the appeal. The motion passed.

The meeting adjourned at 3:40 p.m.