Mr. Ryan called the meeting to order at 1:00 p.m., introduced the board members and staff, and explained the procedures for hearing the cases. Mr. Ryan informed the public that a copy of the Open Meetings Law was available for review on the north wall of the room. He noted that only those items on the agenda could be discussed at the public hearing.

Mr. Ryan explained that the Board does not have the authority to waive any requirements of the Americans with Disabilities Act, Federal Fair Housing Act, or NFPA Life Safety Code. The Board does have the authority to hear appeals of the International Fire Code, Nebraska Accessibility Guidelines and the Nebraska Fair Housing Act. Life Safety Regulations are administered by the State Fire Marshal.

Roll call was taken and seven members were present.

Motion by Ms. Kiel to APPROVE the minutes for the August 8, 2016 meeting. Mr. Van Moorlegam seconded the motion.

AYES: Ramm, Van Moorlegam, Kiel, Feuerbach, Thibodeau, Ryan

ABSTAIN: Naccarato

MOTION CARRIED: 6-0-1
At the Building Board of Review meeting held on October 17, 2016, Ron Feuerbach appeared before the Board on behalf of the applicant.

Mr. Ryan noted that neither the Omaha Fire Department nor Permits & Inspections had any objections to the request.

Mr. Feuerbach submitted a detailed diagram of the vertical exhaust and intake shaft duct connection (Exhibit 2). He stated that the request pertained to the Mercer building that had suffered from extensive fire damage. The intent was to rebuild the structure as it existed before the fire. The lower floors were commercial space and the upper three floors were residential spaces. The applicant was attempting to install the bath/dryer exhausts which required a fan at the top of the bath/dryer shafts that are connected to a generator. The applicant was requesting a waiver for the generator since there was not one in place before the fire. With the exception of the generator, the exhaust system would meet the requirements of the code in all other areas.

Mr. Ryan recalled that a similar waiver was granted for the adjacent property at the September 2017 meeting of the board.

Mr. Thibodeau moved to APPROVE the waiver as requested. Ms. Kiel seconded the motion.

AYES: Naccarato, Ramm, Van Moorlegam, Kiel, Thibodeau, Ryan

MOTION CARRIED: 6-0
At the Building Board of Review meeting held on October 17, 2016, Benjamin Taxman and Brad Marr appeared before the Board.

Mr. Taxman explained that the waiver was for a restaurant in the Benson area. The business had the opportunity to expand into an adjacent space. This would require that a property line be crossed to connect the two spaces. There would also be electrical running from the current space through conduit to the adjacent space.

Mr. Ryan noted that neither the Omaha Fire Department nor Permits & Inspections had any objections to the request.

In response to Mr. Thibodeau, Mr. Taxman explained that a 2-hour, fire-door with an automatic closer would be required for the space. A door would also be required from that space onto Maple Street. He further explained that there is an exit out of the back of the adjacent space that is not through the kitchen, so the space would have a total of 3 exits. There are stairs out of the back exit and a 4” ramp would be constructed coming out into the adjacent space.

Ms. Kiel moved to APPROVE subject to a fire door and ramp being installed between the two adjacent properties and a new door being installed out onto Maple Street. Mr. Van Moorlegam seconded the motion.

AYES: Naccarato, Ramm, Van Moorlegam, Kiel, Feuerbach, Thibodeau, Ryan

MOTION CARRIED: 7-0
Case No. 16-15
Matthew Stoffel
8404 Indian Hills Drive
Omaha, NE 68114

LOCATION: ADDRESS: 1917 South 67th Street
REQUEST: Waiver to use the 2012 IBC, 2012 IMC and the 2014 edition of NFPA 96, which have not yet been adopted for use in the City of Omaha’s jurisdiction.

At the Building Board of Review meeting held on October 17, 2016, Shane Cherney (HDR Architecture), Zac Gemar (Noddle Bradford LLC) and Matt Stoffel (HDR Architecture) appeared before the Board.

Mr. Ryan noted that neither the Omaha Fire Department nor Permits & Inspections had any objections to the request.

Mr. Hauptman clarified the applicant’s request and mentioned that the applicant had received a letter from the State which authorized the applicant to use the 2012 version of the Life Safety Code.

Mr. Stoffel stated that the HDR headquarters building was under design and that the owner was requesting to use the codes would be adopted sometime in the near future.

Mr. Naccarato clarified that the applicant was proposing to use the 2012 IBC with City of Omaha amendments.

Mr. Feuerbach moved to APPROVE provided that the City of Omaha amendments are included. Ms. Kiel seconded the motion.

AYES: Naccarato, Ramm, Van Moorlegam, Kiel, Feuerbach, Thibodeau, Ryan

MOTION CARRIED: 7-0
Case No. 16-16
Matthew Stoffel
8404 Indian Hills Drive
Omaha, NE 68114

LOCATION: ADDRESS: 1917 South 67th Street
REQUEST: Waiver to temporarily allow the use of the

At the Building Board of Review meeting held on October 17, 2016, Shane Cherney (HDR Architecture), Zac Gemar (Noddle Bradford LLC) and Matt Stoffel (HDR Architecture) appeared before the Board.

Mr. Stoffel explained that the 2012 Life Safety Code allows a 400’ travel distance to the nearest exit from any point within the building. He added that the IBC only allows 300’ in the same situation. He stated that he received authorization from the State Fire Marshal to use the 2012 Life Safety Code and that he was requesting that the City of Omaha would do the same.

In response to Mr. Thibodeau, Mr. Stoffel explained that there were 2 phases to the project and that once phase 2 of the project was complete, the travel distances would be reduced. The waiver would temporarily allow phase 1 of the project to have over 300’ of travel distance.

Captain Thornburg, Omaha Fire Department, confirmed that he did have a copy of the authorization given to the applicant from the State Fire Marshal.

Ms. Kiel noted that the situation was temporary and that the applicant had obtained approval from the State Fire Marshal.

Ms. Kiel moved to APPROVE the request. Mr. Feuerbach seconded the motion.

AYES: Naccarato, Ramm, Van Moorlegam, Kiel, Feuerbach, Thibodeau, Ryan

MOTION CARRIED: 7-0

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at 1:25 p.m.