MI N U T E S  
B U I L D I N G B O A R D O F R E V I E W  
1:00 P.M., J U N E 1 0, 2013  
T h i r d F l o o r , J e s s e L o w e C o n f e r e n c e R o o m  
O m a h a C i v i c C e n t e r - 1 8 1 9 F a r n a m S t r e e t

MEMBERS PRESENT:  
Jack Ryan, Chairman  
Martin Wiedenman, Vice-Chair  
Ron Feuerbach  
Cheryl Kiel  
Cynthia Makinster  
Mark Santo

MEMBERS NOT PRESENT:  
Brad Schaefer

OTHERS PRESENT:  
Greg Hauptman, Plans Examiner  
Captain Jim Dickerson, Omaha Fire Department  
RoseMarie Lee, City Law Department  
Clinette Warren, Board Secretary

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

Mr. Ryan requested that speakers limit their presentation to 10 minutes.

Mr. Ryan explained that this 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. This 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 six members were present.

Motion by Mr. Feuerbach to approve the minutes for the May 13, 2013 meeting as amended. Mr. Santo seconded the motion.

AYES: Feuerbach, Wiedenman, Makinster, Santo, Kiel

MOTION CARRIED: 5-0-1
At the Building Board of Review meeting held on June 10, 2013, Jim Classe, Jim Lewis and Father Louis Sojka appeared before the Board in support of the request.

Mr. Classe explained that his client is proposing to build a free-standing, 5,600 sq. ft., single story garage near the existing abbey. When the project was reviewed by the Permits and Inspections, it was determined that sprinklers would be required as per the 2006 International Building Code and the 2003 International Fire Code. He stated that the cost to install a sprinkler system was not in the original budget for the project; consequently, if the waiver were not granted, the project could not proceed. He added that the newer versions of those codes do not require the building to be sprinkled. Referring to the 2009 and 2012 International Building Codes, Mr. Classe stated that a sprinkler system is not required for a building is less than 12,000 sq. ft. He noted that the proposed building would not be heated, which could possibly cause problems for the sprinkler system. Mr. Classe requested that the Board consider allowing the applicant to comply with the 2009 or 2012 codes, instead of the 2006 code which is the version that is currently in use by the City.

Greg Hauptman, Plans Examiner, stated that he did not know exactly when the 2012 International Building Code would be adopted by the City of Omaha, adding that the 2009 code will not be adopted. He stated that Permits and Inspections does not feel that there is a hardship since there is a private water service on the property along with existing fire lines. He also noted that many of the buildings on the property are currently sprinkled.

Captain Dickerson stated that the issue for the Fire Department is that the building would be enclosed making it difficult to fight a fire.

Ms. Kiel suggested building the garage as an open structure until the City adopts the 2012 code. Mr. Classe responded that he was hesitant to do so without knowing for sure when that code would be adopted. Mr. Hauptman stated that it is not the policy of Permits and Inspections to endorse waivers before a project has even began, especially with regards to the installation of sprinkler systems. Mr. Wiedenman further explained that the Board does not consider cost a hardship when granting waivers. Mr. Feuerbach noted that in the past Permits and Inspections has allowed individuals to build according to a code that the City plans to adopt. Mr. Hauptman agreed but added that, in those instances, Permits and Inspections had a better idea of when the new code would be adopted.

Captain Dickerson stated that sections of the Fire Code could be amended, which would require the applicant to bring the structure into compliance with any proposed changes.

Mr. Wiedenman moved to APPROVE subject to the building being designed in accordance with the 2012 International Building Code and the 2012 International Fire Code and any amendments to the codes thereafter. Ms. Makinster seconded the motion.

AYES: Feuerbach, Wiedenman, Makinster, Santo, Ryan
ABSTAIN: Kiel
MOTION CARRIED: 5-0-1
ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at 1:39 p.m.