MINUTES
BUILDING BOARD OF REVIEW
1:00 P.M., SEPTEMBER 8, 2014
Third Floor, Jesse Lowe Conference Room
Omaha Civic Center - 1819 Farnam Street

MEMBERS PRESENT: Jack Ryan, Chairman
Martin Wiedenman, Vice-Chair
Ron Feuerbach
Cheryl Kiel
Mark Santo
Brad Schaefer
Jerry Standerford

MEMBERS NOT PRESENT: N/A

OTHERS PRESENT: Greg Hauptman – Plans Examiner/BBR Administrator
Captain Steven Thornburg, Omaha Fire Department
Jennifer Taylor, City Law
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 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 seven members were present.

Motion by Mr. Schaefer to APPROVE the minutes for the August 11, 2014 meeting as amended. Mr. Feuerbach seconded the motion.

AYES: Feuerbach, Standerford, Santo, Schaefer, Ryan

ABSTAIN: Wiedenman, Schaefer, Kiel

MOTION CARRIED: 5-0-2
At the Building Board of Review meeting held on September 8, 2014 John Andrews and Gary Lynn appeared before the Board.

Mr. Lynn stated that a new garage would be built adjacent to an existing garage at the Nebraska Medical Center. The existing garage is of Type IIB construction. The proposed garage would be the same. There would not be the required separation distance between the two structures to consider them as two separate buildings. The applicant requested a waiver in accordance with Section 406.3.6 of the International Building Code which states: “Garages with sides open around the entire building’s perimeter are permitted to be increased by 50% in area and one tier in height” also “…The total area of openings along the side shall not be less than 50% of the interior area of the side at each tier and such openings shall be equally distributed along the length of the tier.” Mr. Lynn explained that the 50% adjustment would increase the area to 75,000 square feet, noting that the total area being proposed for the two garages is 74,347 square feet. However, the 50% openness requirement would not be met for each tier on all four sides. With regards to the number of tiers, he explained that 8 tiers are allowed according to the code; however, the code makes allowance for an additional tier. He noted that the site slopes down approximately 18’ from 41st Street to 42nd Street making the proposed garage 8 tiers high from grade. He stated that there would be a nominal gap between the two garages that could provide air flow between the two structures.

Mr. Ryan noted that neither Permits and Inspections nor the Omaha Fire Department objected to the applicant’s request.

Mr. Hauptman clarified there will be communication between the two structures and there would be approximately 3’ of separation between the buildings. In response to Ms. Kiel, Mr. Lynn stated that the east side of the existing building is open and the west side of the new building would be open to allow for air flow between the two. He explained there would be access on all four sides from the street, providing sufficient access for the Fire Department.

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

AYES: Feuerbach, Wiedenman, Standerford, Santo, Kiel, Schaefer, Ryan

MOTION CARRIED: 7-0
ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at 1:14 p.m.