MINUTES
BUILDING BOARD OF REVIEW
1:00 P.M., November 14, 2016
Third Floor, Jesse Lowe Conference Room
Omaha Civic Center - 1819 Farnam Street

MEMBERS PRESENT:  
Jack Ryan, Chairman  
Ron Feuerbach – Vice Chair  
Cheryl Kiel  
Michael Naccarato  
Ted Ramm  
Dennis Van Moorleghem

MEMBERS NOT PRESENT:  
Thomas Thibodeau

OTHERS PRESENT:  
Greg Hauptman, Plans Examiner  
Jennifer Taylor, City Law  
Clinette Ingram, Board Secretary

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 six members were present.

Motion by Mr. VanMoorlegam to APPROVE the minutes for the October 17, 2016 meeting. Ms. Kiel seconded the motion.

AYES: Naccaroto, ram, Van Moorlegam, Kiel, Feuerbach, Ryan

MOTION CARRIED: 6-0
CASES:

Case No. 16-17
William Stott, AIA
4610 Dodge Street
Omaha, NE 68132

LOCATION: ADDRESS: 3321 Fontenelle Boulevard
REQUEST: Waiver to install a Denlar D1000 hood in lieu of a required Type I hood.

At the Building Board of Review meeting held on November 14, 2016, William Stott and Darsey Zwiener (Salvation Army) appeared before the Board.

Mr. Ryan noted that Permits & Inspections did not object to the applicant’s request for the waiver.

Mr. Stott explained that the request was for a large, residential group-home. The site would serve as transitional housing for a maximum of 16 adult, mentally-handicapped individuals. The program helps those individuals to transition to life on their own by re-enforcing life skills. He explained that there is a large dining room where everyone eats together and a large kitchen where there is shared responsibility for preparing meals. He mentioned that during the week most of the meals are brought in and possibly re-heated. On the weekends, lunch is reheated from the meal from the night before. He stated that the Denlar unit would be much more compact than the Type I hood. He added that part of the hardship of installing a Type I hood would be working around the existing sprinkler lines.

In response to Mr. Ryan, Mr. Stott stated that all cooking activities would be monitored by staff. He added that when the kitchen and dining room were not in use, those doors would be locked.

Mr. Feuerbach advised the applicant that when the board grants these types of waivers it is with the condition that the hood be installed per the manufacturer’s recommendation. The applicant was in agreement with that condition.

Mr. Feuerbach moved to APPROVE subject to the hood being installed per the manufacturer’s instructions. Mr. Van Moorlegam seconded the motion.

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

MOTION CARRIED: 6-0
At the Building Board of Review meeting held on November 14, 2016, Jay Palu and Brenda Nelson appeared before the Board.

Mr. Palu mentioned that he was seeking a waiver of the travel distance for the basement of the building. He recalled that the building had suffered a fire and that it was being reconstructed with its previous configuration. He stated that attempts had been made to make the building safer whenever possible. The retail store that had previously inhabited the main floor planned to move back into the space. The basement had mainly been used for storage for the retail store.

Mr. Ryan advised the applicant that the 2nd and 3rd requests that were submitted with his application were Federal requirements that the board did not have the authority to waive.

Mr. Hauptman stated that, in this case, the code allowed up to 100’ of egress, noting that previously there was 128’ – 130’. He added that the situation existed before the fire and that possibly conditions could improve with future tenant improvements. It was also noted that the building was fully sprinklered and receiving all new systems.

Ms. Kiel moved to APPROVE up to 130’ for egress in the basement. Mr. Naccarato seconded the motion.

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

ABSTAIN: Feuerbach

MOTION CARRIED: 5-0-1
Case No. 16-19  
Marcia Booth Malnack  
17229 Seward Street  
Omaha, NE 68118  
LOCATION:  ADDRESS: 16268 Evans Plaza  
REQUEST: Waiver to delete the requirements for Type I & Type II hoods.

This request was withdrawn at the request of the applicant.
At the Building Board of Review meeting held on November 14, 2016, Casey Painter and Ed Thiele appeared before the Board. Mr. Feuerbach mentioned that he would be abstaining from this case.

Mr. Painter stated that a 6-classroom addition was being added on to an existing school. He explained that separation was desired between the church and school for the safety of the students. The applicant was proposing to install a temporary convenience door so that the students could use the stair to access the worship space and the school cafeteria, without exiting the building. He added that the stair would be locked and all times and keyed from both sides of the door.

Mr. Painter stated that, in the next phase of the project, a church addition would be constructed adjacent to the classroom addition eliminating the need for the temporary door.

Mr. Ryan stated that neither the Fire Department nor Permits & Inspections objected to the request.

In response to Ms. Kiel, Mr. Painter stated that the new addition could possibly begin construction around September of 2017.

Ms. Kiel moved to APPROVE the new door on a temporary basis until the new building is complete. Mr. Ramm seconded the motion.

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

ABSTAIN: Feuerbach

MOTION CARRIED: 5-0-1

**ADJOURNMENT:**

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