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. Feuerbach to APPROVE the minutes for the December 14, 2015 meeting as amended. Mr. Van Moorleghem seconded the motion.

AYES: Feuerbach, Van Moorleghem, Ramm, Ryan, Thibodeau

ABSTAIN: Kiel

MOTION CARRIED: 5-0-1

Due to Mr. Ryan’s term reappointment to the Board, Mr. Thibodeau made a motion to nominate Mr. Jack Ryan as chairman of Building Board of Review for the duration of his term. Second by Mr. Ramm.

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

MOTION CARRIED: 6-0
CASES:

Case No. 16-01
Travis Brodersen
450 Regency Parkway
Omaha, NE 68114

LOCATION 14545 West Center Road
REQUEST: Waiver to provide non-rated corridors in a
non-sprinklered B occupancy

Mr. Travis Brodersen, architect and coowner, appeared before the Board requesting a waiver as regards providing non-rated corridors in a non-sprinklered B occupancy. Salon 523 will be occupying the second floor of this property. Mr. Ryan stated that Permits & Inspections Division and the Omaha Fire Department do not object to this waiver request, assuming they comply with any conditions listed on the Case Analysis.

Mr. Brodersen stated the building occupancy has not changed. No walls have been removed, but a couple of walls have been added. After removing ceilings and seeing the ductwork, they discovered that none of the walls go up to structure, therefore, there is no fire rating at all. Mr. Brodersen stated they agreed to and completed the fire rating in the laundry room as Mr. Hauptman noted in the Case Analysis.

Mr. Brodersen is requesting to not install a fire-rated wall for the new construction that he has identified on the plans. The HVAC system is a heat pump system. To do the job correctly, the whole system would need to be taken down and reworked. The fire-rated wall would not provide any additional life-saving value to the space because it is so minimal in the area that they will be using.

Mr. Ryan inquired if sprinklers would be installed on the first floor. Mr. Brodersen replied that there are no sprinklers on the first floor and will not be added. Mr. Thibodeau asked if there are any storage rooms. Mr. Brodersen stated no; there is just the laundry room. Ms. Kiel inquired if there are any occupancy load changes, and Mr. Brodersen replied no.

Motion by Ms. Kiel to approve this waiver with the stipulation that the laundry room does need to be rated at 1-hour. Second by Mr. Thibodeau.

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

MOTION CARRIED: 6-0

ADJOURNMENT:

Motion by Mr. Van Moorlegam to adjourn. Second by Mr. Ramm.

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

MOTION CARRIED: 6-0

Meeting adjourned at 1:13 p.m.