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 five members were present.

Motion by Mr. Thibodeau to APPROVE the amended minutes for the May 9, 2016 meeting. Second by Mr. Van Moorleghem.

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

MOTION CARRIED: 5-0
CASES:

Case No. 16-07
Roger Slosson/Matt Wegener
BVH Architects
901 Jones Street
Omaha NE 68102

LOCATION: 8601 Arbor Street
REQUEST: Waiver to allow an existing 2-hour rated fire “barrier” to remain in place in lieu of replacing it with a 2-hour rated fire “wall”

Mr. Roger Slosson and Mr. Matt Wegener with BVH Architects and Mr. Joel McWilliams with Project Advocates appeared before the Board requesting a waiver to utilize a 2-hour rated fire “barrier” that is part of the existing construction in lieu of a 2-hour rated fire “wall.” This request is made based on the fact that trying to add a new 2-hour fire wall within the existing building would be cost and time prohibitive to the project. Mr. Slosson stated it would entail a hole being torn through the existing building and then a new wall be built and reconnected to both sides. Since there is a 2-hour wall that is already in place and has been functioning since 1996, the request is to allow it to remain in place. The new construction being built on the north side of the wall is slightly over 1000 square feet. There will be three offices in that space so the occupant load will not be increasing. Mr. Slosson added that they are improving the fire egress by adding another egress means on that side and increasing the accessibility throughout the area north of the fire barrier wall.

Mr. Hauptman stated the Permits & Inspection Division and the Omaha Fire Department do not object to this waiver.

Motion by Mr. Ramm to approve this waiver. Second by Mr. Thibodeau.

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

MOTION CARRIED: 5-0

Case No. 16-08
Travis Brodersen/David Vannier
TRB Architecture
450 Regency Pkwy, Suite 300
Omaha NE 68114

LOCATION: 8718 Countryside Plaza – Countryside Village
REQUEST: Waiver to the requirement for minimum door separation when two exit doors are required

Mr. Ryan notified the Board that Case 16-08 has been withdrawn by the applicant.

Mr. Feuerbach arrived to the meeting.
Mr. Paul Nelson with PEN Architect appeared before the Board requesting a waiver to allow a non-conforming stair, landing and doorway to remain for tax credit purposes. Mr. Nelson stated that this is a historic tax credit project. Mr. Nelson proposed that the door and frame be replaced with a new fire-rated assembly to comply with the occupancy separation, but existing structural opening, landing, and stair remain as-is. Removal of the stair, landing, and door will jeopardize the historic tax credit funding for the project. Mr. Nelson stated the door is not a required exit and is used privately or not at all by the public.

Mr. Hauptman stated the Permits & Inspection Division and the Omaha Fire Department do not object to this waiver. Mr. Hauptman reiterated that it is not a required exit, and as long as they put in a fire-rated door and get the proper separation, he is fine with that.

Mr. Van Moorlegam made a motion to approve this waiver. Second by Mr. Thibodeau.

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

MOTION CARRIED: 6-0

Mr. Justin Veik with Engineering Technologies and Mr. Nate Gieselmen with RDG appeared before the Board requesting a waiver to allow the use of ventilation rates as prescribed in the 2012 IMC rather than the rates required by the 2006 IMC. Mr. Veik stated this is multiple family project with an enclosed parking garage. This waiver would allow reduced parking garage ventilation rate from 1.5 cfm per square foot of floor area to 0.75 cfm per square foot of floor area. Mr. Veik stated this allowance will reduce energy for the building and will require smaller structural openings and smaller mechanical equipment.

Mr. Hauptman asked Mr. Veik for clarification that this is the only section he is asking to use out of the 2012 IMC. Mr. Veik stated, “Yes, only Section 404.2, not the code in its entirety.”

Mr. Feuerbach made a motion to approve this waiver. Second by Mr. Naccarato.

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

MOTION CARRIED: 6-0

ADJOURNMENT:

Meeting was adjourned by consensus at 2:16 p.m.