

Construction Board of Appeals

Regular Meeting Minutes

Wednesday, July 13, 2016
3:00 PM, Conference Room A
City Hall, 539 Phoenix Street



1. Call to Order by Co-chair Dibble at 3:06 p.m.

2. Roll Call

Present: Heinig, Stickland, Dibble
Absent: Morse

Also present: Tony Marsala, Fire Marshall; Ross Rogien, Building Official; Linda Anderson, Zoning Admin.

3. Approval of Agenda

Motion by Heinig, second by Stickland to approve the July 13, 2016 regular meeting agenda as presented.

All in favor. Motion carried.

4. Approval of Minutes – June 1, 2016

Motion by Stickland, second by Heinig to approve the June 1, 2016 regular meeting minutes as written.

All in favor. Motion carried.

5. Public Comment

None at this time.

6. NEW BUSINESS

1600 and 1800 Second Avenue: Hanson Cold Storage requests an exception for sprinkling the freezer areas

When it was apparent the applicants were not going to attend, Dibble asked the opinion of Fire Marshall Marsala who responded that if everything is exactly as was first

presented to him, he has no problem with the request. He wondered if the planning commission or ZBA had required any changes.

Anderson stated this is the first board of review for the project. Rogien noted if the construction drawings match what they reviewed previously he is fine with the variance.

Anderson explained any motion could be made contingent on the approval of the Fire Marshall and the Building Official reviewing larger scale drawings. Marsala reiterated that as long as nothing has changed he is okay.

Dibble asked if egress is acceptable; whether the distances for travel meet the egress for code. Rogien stated he would prefer to again see the construction drawings because it's been too long.

Dibble said it appears that Hansons have done this (built similar freezer storage structures) in various locations. Dibble noted that he understands that the rest of the building will be sprinkled with the exception of the freezer storage area.

Dibble asked about the stand pipes outside which Marsala explained makes it possible for firefighters not to have to drag lines for such long distances.

Dibble asked if the knock-out panels Marsala saw are in an area Marsala is comfortable with to which Marsala said they were and Stickland noted them as being one hundred feet apart.

Dibble asked if the rating on the fire wall is adequate and discussion ensued about where the various ratings are located and which areas of the building are sprinkled.

Marsala asked about cylinder storage and anhydrous and was told there would be very little on site, but noted they should be in the suppressed area. Stickland said they made reference to a mechanical room and Dibble pointed out material handling is shown with the mechanical room. Marsala wanted to make sure they are doing warning systems that monitor ion purge. Rogien pointed out that is under Tab 4 (in binders provided by Hansons) which tells which rooms will have fire suppression. Rogien noted he was searching for the references to the gasses in the binder.

Stickland asked if there was more than one dock and Dibble noted there is another dock in the back in addition to the docks in the front.

Anderson reminded that this request is simply for the board to determine whether they are going to give Hansons a variance from sprinkling the freezer area. Plan review by the building inspector will be completed later. Stickland suggested a motion contingent on large scale plans being approved by the fire marshall and building official. Anderson said if the large drawings are not spot-on, this request will come back to the Construction Board of Appeals.

Dibble noted that we can approve it because there are alternate provisions made.

Motion by Stickland to approve the variance to eliminate a suppression system in the freezer contingent on the approval of the Building Official and Fire Marshall of alternate provisions provided.

Discussion ensued regarding various alternate systems, argon, chemical, nitrogen, etc. Dibble noted that he likes the alternative means provided in their plans.

Second by Heinig.

All in favor. Motion carried.

7. Adjourn

Motion by Heinig, second by Stickland to adjourn at 3:29 p.m.

All in favor. Motion carried.

RESPECTFULLY SUBMITTED,

Marsha Ransom
Recording Secretary