

Legislation Text

File #: 19-382, Version: 1

BUILDING REVIEW BOARD AGENDA ITEM

ACTION REQUESTED:

Consider a request by Great Central Properties III, LLC for a variance from Section 705.8.1 (Allowable Area of Openings) of the International Building Code for openings in the north exterior wall for property located at 110 S. Washington Street (Central Park Place) - BRB Case #100.

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Peter Zibble, TED Operations Manager

BOARD/COMMISSION REVIEW:

BRB consideration scheduled for April 17, 2019.

BACKGROUND:

The petitioner, Great Central Properties III, LLC is seeking to construct a new mixed-used building on the property located at 110 S. Washington Street which is commonly referred to as Central Park Place. The new building is proposed to be located 2.0' from the north property line. The north property line of the subject property abuts that portion of the Van Buren right-of-way which currently serves as pedestrian access to Central Park. The Van Buren right-of-way is partially encumbered by a public restroom facility that is only 1.57' from the south line of the right-of-way. Therefore, portions of the new building are to be 3.57' from the existing restroom facility. (See Exhibit A)

Section 705.8.1 (Table 705.8) of the 2018 IBC dictates the allowable area of openings for a building based on the fire separation distance. Fire separation distance is defined as the distance measured from the building face to one of the following: (1) The closest interior lot line; (2) To the centerline of a street, an alley or public way; or (3) to an imaginary line between two buildings on the property.

The north elevation of the proposed Central Park Place building shows 0% openings on the ground floor, 0% openings on floor 2, and approximately 14% openings on each of floors 3 and 4.

DISCUSSION:

In order to calculate the allowable area of openings, the fire separation distance must be established. If the Van Buren right-of-way was an open public way, the fire separation distance would be from the face of the proposed building to the centerline of the right-of-way. However, for the portion of the new Central Park Place building that is directly adjacent to the restroom facility, the fire separation distance must be considered the distance from the face of the building to the interior lot line, a distance of 2.0'. Based on Table 705.8, for a fire separation distance of 0 to less than 3 feet, no openings are permitted.

Staff has reviewed the circumstances surrounding the petitioners request and notes the following:

- 1) The adjacent restroom facility is constructed of pre-cast concrete and has only a small louvered opening on the south façade, and therefore poses a very limited risk of fire spread.
- 2) The proposed Central Park Place building will be pre-cast concrete and sprinklered.
- 3) The adjacent restroom facility is only one-story and the proposed Central Park Place building will have no openings on the first two floors.
- 4) The proposed Central Park Place building will have approximately 14% openings on floors 3 and 4. This percentage of allowable area of openings requires a 3' fire separation distance for a sprinklered building.

Requested Variance

The petitioner is seeking approval of a variance from Section 705.8.1 (Allowable Area of Openings) to decrease the required fire separation distance from 3' to 2' for the third and fourth floors of that portion of the Central Park Place building that abuts the City's public restroom facilities located within the Van Buren right-of-way. Based on a review of the request, city staff supports the variance.