



Legislation Text

File #: 19-428, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance approving a variance to Section 705.8.1 (Allowable Area of Openings) of the 2018 International Building Code for 110 S. Washington Street

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Peter Zibble, Operations Manager

BOARD/COMMISSION REVIEW:

The Building Review Board considered this matter on April 17, 2019. Following the presentations made by staff and the applicant, the board asked a few questions confirming that the proposed variance is supported by the Fire Department and that there would be no negative impacts to the restroom facility. There were no public speakers. The Building Review Board voted to recommend approval of the variance. (Approved, 7-0).

BACKGROUND:

The petitioner, Great Central Properties III, LLC is proposing a new mixed-used building (Central Park Place) on the property located at 110 S. Washington Street. The new building is to be located 2.0' from the north property line as it abuts the Van Buren right-of-way, an area which currently serves as pedestrian access to Central Park. There is an existing public restroom facility in the Van Buren right-of-way that will be directly adjacent to the proposed building. This restroom impacts the developer's ability to install windows, doors or other openings on the north face of the proposed building due to fire separation requirements.

Normally, the fire separation distance would be measured from the face of the building to the center of the public right-of-way. However, where the new building is proposed to be directly adjacent to the existing restroom facility, the fire separation distance is reduced to the distance from the face of the building to the closest interior lot line, 2.0'. There are no proposed openings on the first and second floors of the proposed building, but the proposed openings on the third and fourth floors dictate a fire separation distance of 3.0'. Therefore, the developer is seeking approval of a variance to decrease the required fire separation distance from 3.0' to 2.0' for the third and fourth floors of that portion of the Central Park Place building that is directly adjacent to the City's public restroom facilities.

DISCUSSION:

Staff is in support of the variance for the following reasons:

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 the third and fourth floors. This percentage of allowable area of openings requires a 3.0' fire separation distance for a sprinklered building. The existing restroom facility will be 3.57' from the proposed building.

FISCAL IMPACT:

None