

Building/Fire Code Board of Appeals
Meeting Minutes
June 12, 2013

Board Members Present:

Gary Landhauser
Dave Hogan
Bill Knapp
Matt O'Neal
Richard Good

Board Members Absent:

Carol Hustad
Don Barrigar

Also Present:

Vance McKinnon, Fire Marshal
Ray Nees, BSD Assistant Manager
Lyn Wedemeier, Plans Examiner
Dawn Kolosik; Jennifer Canaday, recording secretaries
David Sorg, OPN Architects
Heather Lynxwiler, OPN

Board Chair Gary Landhauser brought the meeting to order at 10:31 AM. Minutes from the previous meeting were reviewed. Matt O'Neal made a motion to accept the minutes as written, Bill Knapp seconded the motion, motion passed.

An appeal had been filed by OPN on behalf of KP Development regarding the modification/interpretation of building or fire code requirements by OPN regarding Door Operation of Patio access door at 601 3rd St SE. 1008.1.8 under 2006 IBC.

OPN representatives David Sorg and Heather Lynxwiler introduced the appeal. The plans were approved by Building Services without comment on the patio locking mechanism but failed to pass inspection prior to occupancy. City of Cedar Rapids Building Inspector Tim Miller noted that the patio door failed to meet the locking requirements of IBC 2006 Section 1008.1.8. OPN's position is that safeguards have been put in place to ensure the safety of the occupants. 1. Door to remain unlocked during normal business hours/hours of operation. 2. Signage posted at inside of door stating that the door would remain unlocked during normal operational hours, 7 am – 6 pm. 3. No access to patio would be allowed once door is manually locked. 4. Active card access reader would be supplied to all employees. Access to any exterior door during non-operational hours would require badge entry.

The Building/Fire Board discussed whether a buzzer should be required which contacted a front desk employee should emergency entry be necessary. It was noted that this presented difficulties for handicapped persons. Current door hardware includes a hard key lock, a swipe pad, and no panic hardware.

Building Department staff pointed out that the Building Services Department is not requiring an exterior door to be left unlocked 24 hours a day, as the appeal states. Building Services is merely pointing out that the law requires an occupiable space to have an egress path to an exit discharge and none is provided. Staff has suggested a set of steps to create an egress path; bars/cables from the patio guard rail to top of space so outsiders could not get up into the spaces, and brought up the direction of the door swing. Due to the small area, the door is allowed to swing opposite of the direction of egress travel and it was decided that panic hardware being installed on the inside of the building would not address the egress question of a person locked outside of the building on the patio.

It was noted that the door is ADA compliant, and the building can hold people 24/7 - the door shall automatically default to the unlocked position during power outages/alarms. The area does have sprinklers.

A motion was made by Rich Good to approve the locking mechanism as is and to require implementation of the procedural safeguards as stated. This motion was amended to require that the door remain unlocked during business hours (7 am – 6 pm) and during special events. The motion and amendment was seconded by Bill Knapp. Motion carried.

Rich Good then made a motion requiring signage to be posted which stated that the door is to remain unlocked during business hours and during special events, which was seconded by Bill Knapp. Motion carried.

Procedural safeguards approved as follows:

1. Door unlocked during normal business hours (7 am to 6 pm) and special events.
2. Door shall be signed stated "THIS DOOR TO REMAIN UNLOCKED DURING NORMAL OPERATIONAL HOURS: 7 AM – 6 PM"
3. In case of Fire alarm or power outage, the door shall default to the unlocked position.
4. 1 person shall manually unlock the door at the beginning of the work day or special events, the door shall remain unlocked until the end of the work day or special event, when 1 person shall check the patio for occupants before re-locking.
5. When the door is locked, NO ACCESS is allowed to this area.

Matt O'Neal motioned to adjourn the meeting, seconded by Bill Knapp; meeting adjourned at 11:10 AM.

Respectfully submitted,
Jennifer Canaday, Administrative Assistant II
Dawn Kolosik, Administrative Assistant I