

Construction and Fire Prevention Board of Appeals

City of Rock Hill, South Carolina

February 1, 2022

A regular meeting of the Construction Board of Appeals was held Tuesday, February 1, 2022 at 3:00 P.M. in Room 373 at 155 Johnston Street, Rock Hill, South Carolina.

MEMBERS PRESENT Chairman— Bill Finch (via Telephone), Philip Hull, Darrell Watts (In Person)

MEMBERS ABSENT Clint Holmes

STAFF PRESENT Deputy Chief /Otis Driggers, Captain Travis McDaniel and Mike Nugent/Building Official

APPELLANTS PRESENT Mark Mayfield/Owner, Michael Crump/Designer

1. **Call to Order** The meeting was called to Order by Vice Chairman Bill Finch at 2:58 pm

Business Items

2. **Appeal Request:** The appeal request from Mark Mayfield/Rock Hill City Plaza LLC to review the denial of the request to separate/subdivide the top floor at 140 East Main St. formerly a single tenant space into 7 separate tenant spaces. Code Sections: Sections 305.7 and 803.1.1 of the 2018 International Existing Building Code.

The Chair asked Mr. Mayfield to explain his appeal. Mr. Mayfield stated that the building was three separate building that had been joined. The top level is the second floor in one area and the third floor in another area and the fourth floor in another area with different levels that are accessed by interior stairs. The space formerly had a single tenant, but has been vacant for 3 ½ years

Mr. Watts expressed concern about the overall egress arrangement as shown on the floorplan.

Mr. Mayfield indicated that there are several exterior stairways that are not shown providing sufficient egress.

Mr. Finch asked about the occupant capacity for the floor. Mr. Mayfield stated that it was 140.

Mr. Crump indicated that when the fire alarm was upgraded, it appeared that the corridors may be constructed as rated corridors.

Mr. Watts asked if the wall extended to the underside of the roof. Mr. Crump indicated that they terminated at the ceiling.

Mr. Hull asked about the level of construction and uses. Mr. Mayfield characterized the renovation level as light and that the uses would be general business uses rather than medical etc.

It was clarified that only the new area of corridor walls and new doors would be required to meet the current code fire rating.

It was clarified that the IEBC only requires that accessibility upgrades are not required to exceed 20% of the project costs.

Discussion ensued regarding options.

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Mr. Watts asked if, in the area where the elevator and ramped restrooms are located, could a common area be designated where any of the tenants could meet or provide services to clients that needed an accommodation and if that would satisfy ADA/A117.1-17. This was discussed further, and it was decided that (3-0 UNANIMOUS VOTE) the alternative concept as discussed would be presented to Kim Paarlberg-- International Code Council Senior Staff Architect for comment and to table this matter until the February 8, 2022 Annual Meeting where it will be placed on the agenda prior to the regular Annual Agenda.

The meeting was adjourned by the Chair at 3:30 pm.