

BOARD OF ADJUSTMENT
MEETING

Wednesday - August 12, 1959
8:00 A.M.

Present: Chairman Ray Hume, Glen Hopper,
Claud Smith, and Secretary R. E.
Cheever.

Absent: G. E. Randolph and Norman Hotchkiss

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This meeting was called so that the Board might consider the request of Mr. and Mrs. S. Morton Howard for variance from Section 1405(c) of the Uniform Building Code to permit the installation of a bath room in a butler pantry opening into the kitchen, at 605 North 7th Street.

Mr. Everett Marsden of the Health Dept. was present and explained that this provision had originally been put into the Health Code mainly because of the danger of flies going from a bath room into a room where food was being prepared and getting on the food and utensils; however, since the fly problem is not as great as it used to be, this provision is no longer in their Code.

In the discussion following, it was brought out that if this variance is granted, it would no doubt make it impossible to ever obtain an FHA loan on the property; however, due to the fact that this is an older house and since it is a single family dwelling, motion was made by Mr. Hopper that this request for variance be granted. Motion was seconded by Mr. Claud Smith, and carried.

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City Engineer Alstatt reported that he had obtained additional information on the request of the S&M Supply Company for a variance from Table 17-A, Chapter 17 of the Uniform Building Code to eliminate the requirement for fire

protection on structural columns.

This matter had been tabled at the meeting of June 22, 1959, pending more information to be obtained by Mr. Alstatt.

Chairman Hume read the following letter which Mr. Alstatt had received from the International Conference of Building Officials, Los Angeles.

"July 23, 1959

Carl A. Alstatt, City Engineer and
Chief Building Inspector
P. O. Box 510
Grand Junction, Colo.

Dear Mr. Alstatt:

Unfortunately your letter of July 9, 1959, was lost in the shuffle of Research Committee work. However, we hope that the following interpretation may still be of use to you.

The purpose of the Code in requiring one-hour fire-resistive construction throughout is to provide a type of construction which because of occupancy hazard or excessive area must have a high degree of fire-resistance in order to adequately protect property and life.

The elimination in the Code of the roof fire-proofing is certainly justified in Group G occupancies since only incombustible storage is permitted. However, the elimination of the fire-protection for the exterior columns or walls does not meet the intent or purpose of the Code since other factors including flame-spread from adjoining structures must be taken into consideration in addition to the question of the materials stores. Therefore, it is our opinion that where a building is required to be of one-hour fire-resistive construction the exterior walls and columns should be fire-protected in order to provide the necessary resistance to spread of fire to or from the building under consideration.

If we may be of further assistance, please let us know.

Yours very truly,

INTERNATIONAL CONFERENCE
OF BUILDING OFFICIALS
Hal Colling
Managing Director

/s/ T. H. Carter,
Technical Director"

With this additional information, the Board felt that it would be impossible to grant this request, therefore, Mr. Claud Smith made the motion that this request for variance by the S&M Supply be denied. Motion seconded by Mr. Cheever, and carried.

There being no further business to come before the Board, meeting was adjourned.

R. E. Cheever, Secretary of Board