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CITY OF COLUMBIA

Columbia, Missouri

APPEAL APPLICATION TO THE BUILDING CONSTRUCTION CODES COMMISSION

Notice of appeal from the Decision of Code Official in regard to the following described property in the City of Columbia, County of Boone, State of Missouri:

Legally described as (per www.showmeboone.com/assessor): LaGrange Place Lot 5 & Pt. Lots 6, 7 & 8

and known as (number and street) 512 Rollins St. (Kappa Kappa Gamma Sorority)

Applicant(s) request a variance or ruling with respect to the above described property.

On the 2nd day of May, said code official disapproved "From the furthestest Sleeping Rooms on both 2nd & 3rd Floors, it appears the common path of egress travel exceed 75'. Refer to the IBC 1006.3.2(2)." See attached letter of denial.

The reason he gave for such action was that Exception 1. Section 1006.2.1 which states "In Group R-2 & R-3 Occupancies, one means of egress is permitted within and from individual dwelling units with a maximum occupant load of 20 where the dwelling unit is equipped throughout with an automatic sprinkler system with Section 903.3.1.1 & 903.3.1.2 and the common path of egress travel does not exceed 125'." does not apply.

which does not comply with Section Table 1006.3.2(2) of the 2015 International Building Code as adopted by the City of Columbia, Missouri, which provides or requires that: the maximum common path of egress travel distance for stories with one exit or access to one exit for Group R-2 is 75'.

A copy of the notice of said official is hereto attached.

The basis for this appeal, as permitted by the International Building Code as adopted by the City of Columbia, is: (check all boxes that apply)

- ☒ The true intent of the Code or the rules legally adopted thereunder have been incorrectly interpreted.
- ☐ The provisions of the Code do not fully apply.
- ☐ An equally good or better form of construction can be used.
- ☒ Undue hardship* is created by strict compliance with the letter of the Code but has no significant effect on the health, safety and welfare of the public or any individual (*attach a cost estimate for hardship encountered)

Applicant is requesting a variance or ruling, or both, in the way of carrying out the strict letter of the Code because:

1) The spirit of the Code is satisfied by Exception 1. Section 1006.2.1, 2) the floor plans were designed in accordance with the 2012 IBC codes before the 2015 codes were adopted and were/are fully compliant with the 2012 IBC, 3) many previous editions of the codes allow 125' of egress travel and 4) a potential hardship of \$121,520 in lost revenue per year if the appeal is not passed.

Applicant is proposing: The common path of egress travel, which is approximately 99' actual distance, from the most remote point in Sleeping Rooms to and along Halls 207 and 307 be approved.

Name (Print) Karen F. Swope, House Corp. Pres. Agent (Print) Stuart Scroggs

Name of Business requesting variance Scroggs Architecture P.C.

Address 1008 Maplewood Dr., Columbia MO 65203

Phone 573-442-5600


Applicant Signature

May 4, 2017
Date

Deliver Application with required \$120.00 check to:

Building Construction Codes Commission
Building and Site Development
701 East Broadway, 3rd Floor
Columbia, Missouri 65201



CITY OF COLUMBIA, MISSOURI

COMMUNITY DEVELOPMENT

May 2, 2017

Stuart Scroggs
Scroggs Architecture P.C.
1008 Maplewood Dr.
Columbia, MO 65203

DEPARTMENT OF PLANNING AND DEVELOPMENT

(573) 874-7239
BUILDING AND SITE DEVELOPMENT
(573) 874-7474
OFFICE OF NEIGHBORHOOD SERVICES
(573) 817-5050

Reference name: Kappa Kappa Gamma located at 512 E. Rollins St.

A proposal for an alteration and building addition for the Kappa Kappa Gamma women's fraternity is currently in plan review. A request was made by Stuart Scroggs to receive a denial letter for the following reason to request an appeal by the Building Codes Construction Commission.

A review of the proposal to the existing building for Kappa Kappa Gamma is denied due to the following:

- 1) I have reviewed the drawings dated February 27, 2017. The bedrooms do not include either kitchen facilities or sanitation, therefore the bedrooms are considered sleeping units and have been reviewed as such. A sleeping unit is a room or space in which people sleep, which can also include permanent provisions for living, eating, and either sanitation or kitchen facilities but not both. A dwelling unit is a single unit that includes provisions for living, sleeping, eating, cooking, and sanitation.

2015 IBC Table 1006.2.1 cannot be used alone; further restrictions for R-2 sleeping units with one exit Table 1006.3.2 (2) has to be applied. Table 1006.3.2(2) "Stories with one exit or access to one exit for other occupancies" applies to R-2 sleeping units with a maximum occupant load of 10 per story and 75' maximum common path of egress travel distance. The travel distance listed on Sheet LS3 is 99' common path of travel; however, I measure 105' from the most remote point in the furthest most Sleeping Room to Stair egress door.

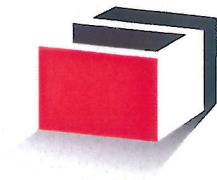
The design indicates 18 occupants on both second story and third story. Even if the maximum common path of egress travel was met, the occupant load is restricted to 10 occupants with one exit. The 10 occupant load is only applicable for the first story above grade plane, and not permitted for the second story above grade plane and higher. Therefore two means of egress will be required.

Sincerely,

Nina Hennkens, AIA, LEED AP BD+C
Plan Reviewer
nina.hennkens@CoMo.gov
573-874-7289

701 E. BROADWAY • P.O. BOX 6015 • COLUMBIA, MISSOURI 65205
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Scroggs Architecture P.C.
Stuart S. Scroggs, Principal

1008 Maplewood Dr. Columbia, MO 65203
Phone: 573-442-5600 Fax: 573-442-5611
E-mail: sss@scroggsarchitecture.com

May 4, 2017

Building Construction Codes Commission
c/o Building and Site Development
701 E. Broadway, 3rd Floor
Columbia, MO 65201

RE: BCCC Appeal for
Addition & Renovation to
Kappa Kappa Gamma Sorority, Theta Chapter
512 E. Rollins Rd.
Columbia, MO 65201-5143

Dear BCCC Members:

The second 'basis for this appeal' box checked concerns "Undue hardship is created by strict compliance with the letter of the Code but has no significant effect on the health, safety and welfare of the public or any individual".

Should this appeal be denied, Kappa Kappa Gamma would lose \$60,760 in potential revenue every year if the two southernmost sleeping rooms have to be deleted on the second floor and third floor of the west addition. At two members per sleeping room x two rooms per floor x two floors = 8 members total. The room and board cost per each member for the upcoming 2017 to 2018 school year is \$7,595.00 for the year. \$7,595.00 times 8 members equals \$60,760.00, which is a significant amount of yearly revenue to potentially lose.

Kappa Kappa Gamma has already received a waiver from the Board of Adjustment for parking which stipulated a minimum of forty parking spaces be provided. The west addition will be built entirely above covered parking and drive area below. A new stair in either SW or SE corner of the west addition would eliminate two sleeping rooms per floor. The real difficulty in extending a new stair to the grade below will effectively eliminate perhaps as many as six spaces or more because of the amount of drive area that would also be decreased. Other than the potential loss of revenue, a stair landing at grade would not allow the minimum number of parking spaces and will void the agreement with the Board of Adjustment.

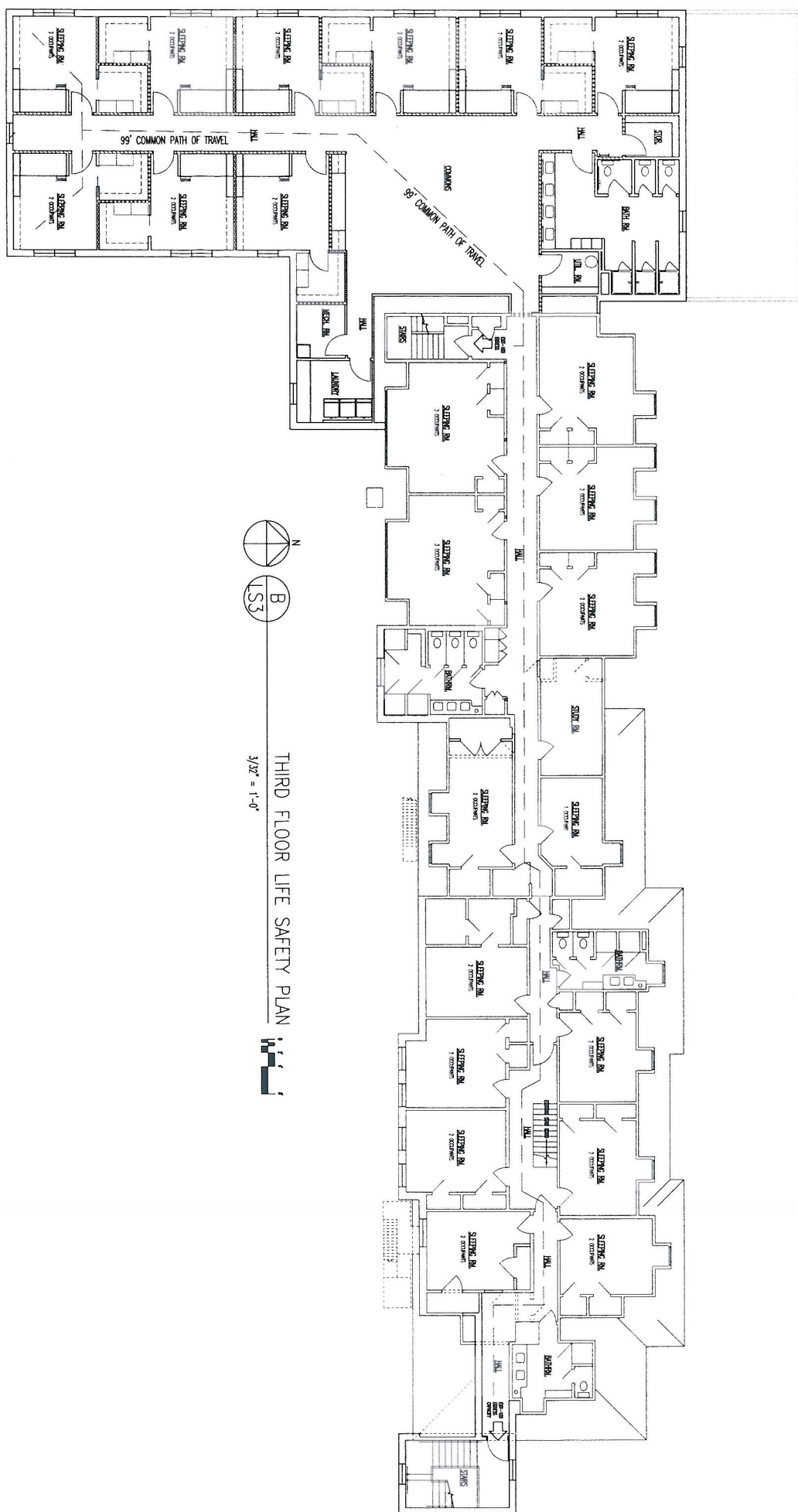
One further undue hardship that will affect the sorority, if the appeal is denied, is that the overall educational percentage allowed for tax deductible donations would be decreased from 35% to approx. 33%±.

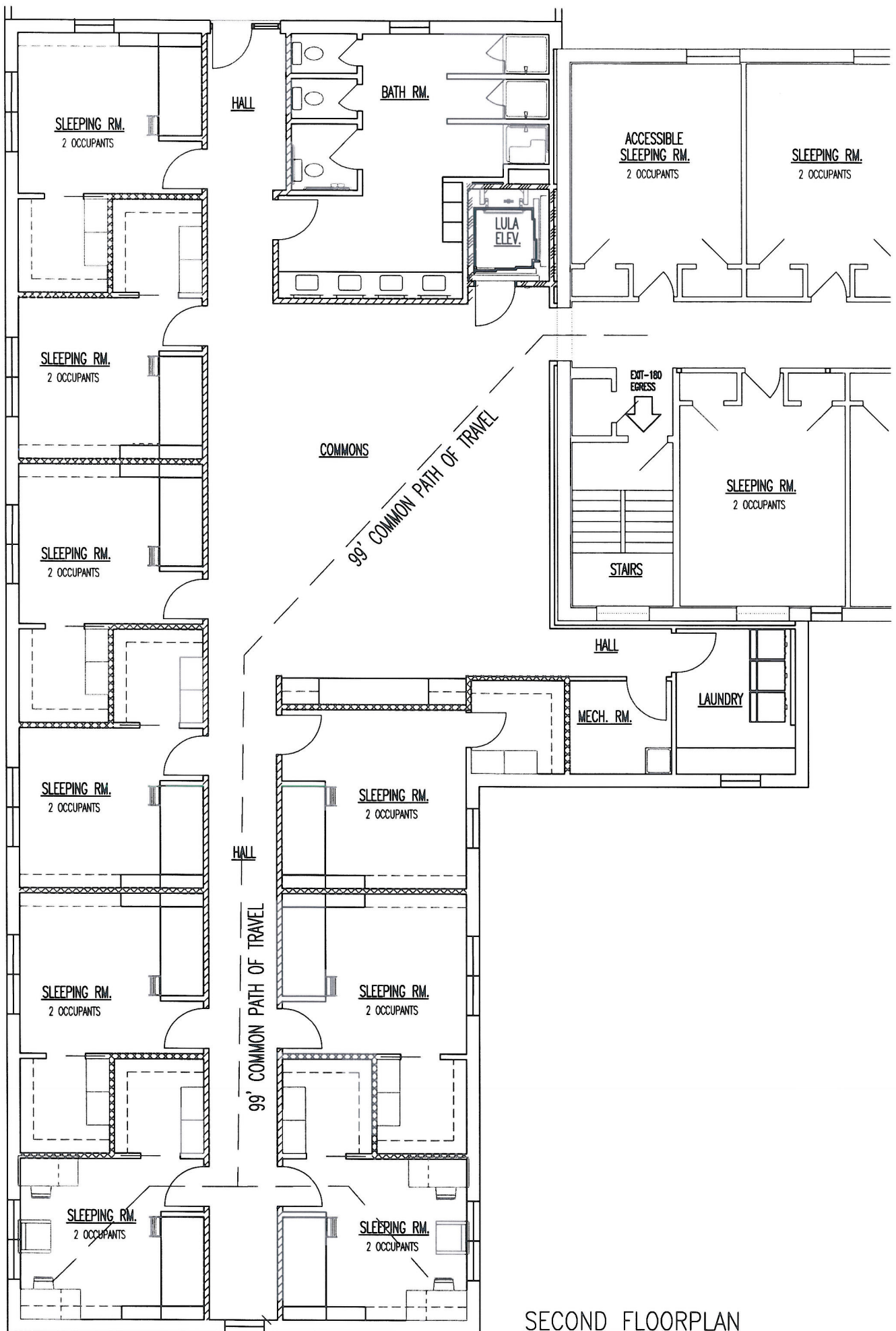
Very truly yours,

Stuart S. Scroggs
Scroggs Architecture P.C.

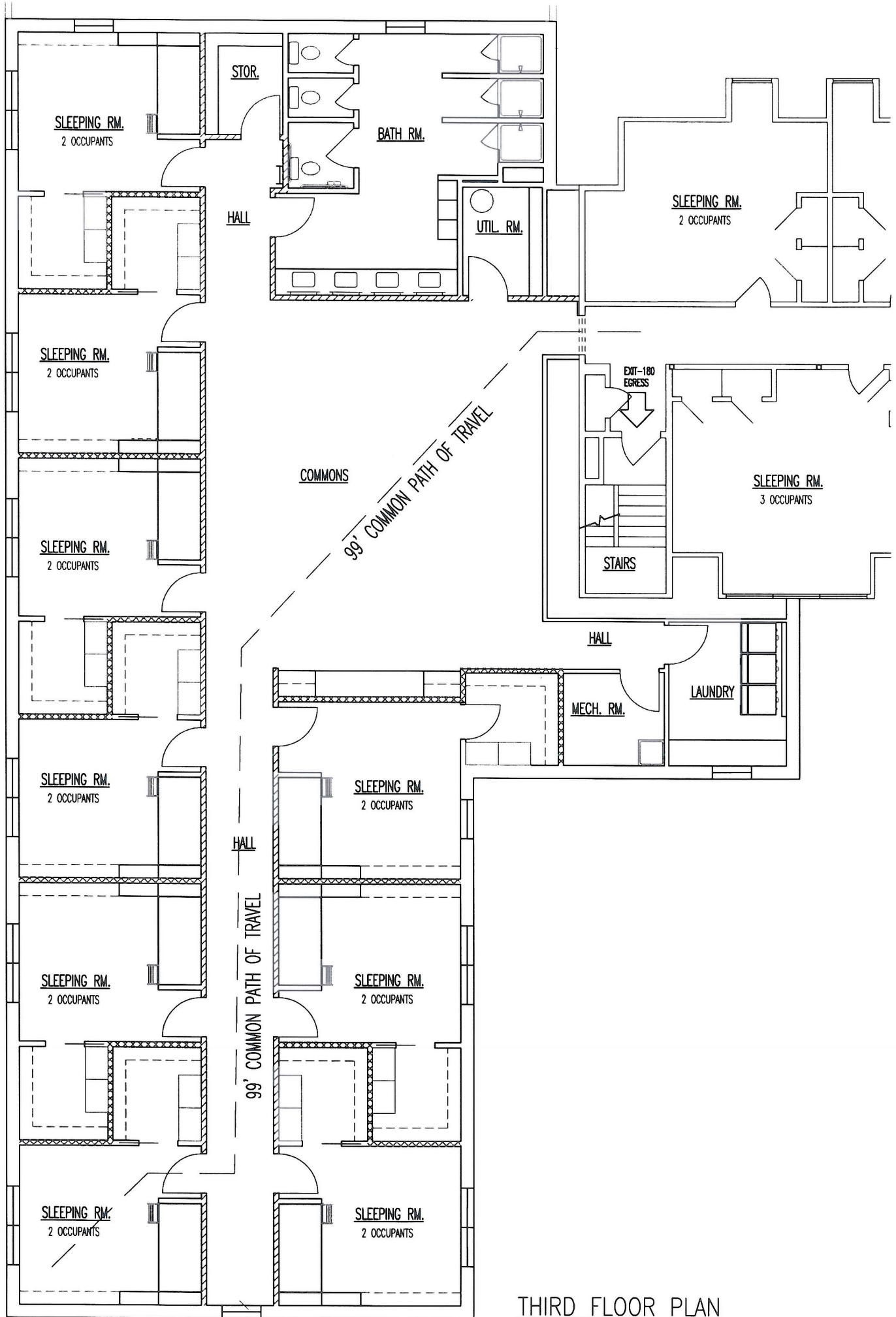
cc: Ms. Karen F. Swope, House Corp. Pres.
Kappa Kappa Gamma Renov. Committee
Mr. Jerry Daugherty, Reinhardt Construction

- 4) From the furthest Sleeping Rooms on both 2nd and 3rd floors, it appears the common path of egress travel exceeds 75'. Refer to IBC 1006.3.2(2). **As per 1006.2.1 Egress Based on Occupant Load and Common Path of Egress Travel Distance**; "Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1. Exceptions:
1. In Group R-2 and R-3 occupancies, one means of egress is permitted within and from individual dwelling units with a maximum occupant load of 20 where the dwelling unit is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and the common path of egress travel does not exceed 125 feet." There are nine rooms (per each floor) in the west addition, two members per each room and the actual occupant load is 18. The entire building is equipped throughout with an automatic sprinkler system. The actual travel distance from the most remote location in Sleeping Rooms 206, 208, 306 or 308 is 99' (<125'). A dwelling unit and a sleeping unit shares the same common elements; sleeping, eating, living, sanitation/bathroom and kitchen. The difference is that a Sleeping Unit can only have either sanitation/bathroom or kitchen facilities, but not both. In regard to this exception, the requirement for a Sleeping Unit is essentially the same as a Dwelling Unit. **Nina, you have previously e-mailed that you do not agree with this response. I request that you PLEASE e-mail a denial letter to me on or before Wednesday, May 3 so that I can submit an application to the Building Codes & Construction Commission. The deadline is noon, Friday May 5.**
- 5) Verify compliance with IBC 1030 for Emergency Escape and Egress windows, if required. **Windows 'A' & 'C' revised and Egress column added to Window Schedule. See attached Sheet A12, Window Schedule.**
- 6) Assembly spaces shall be calculated per function of the spaces. Refer to IBC 508. For example, Lower Level Study Room L100 occupancy is shown as 4 occupants. That room has an assembly function and therefore should be calculated at 15 sf per occupant. Verify egress requirements. **See attached revised Sheet LS3. $656\text{SF}/15 = 44$ Occupants.** This room is not part of the "Work Area" and is not being altered. As per Intl. Existing Building Code (governing code for the existing portion of the building): "805.2 General, Exceptions, 2. "Means of egress conforming to the requirements of the building code under which the building was constructed shall be considered compliant means of egress if, in the opinion of the code official, they do not constitute a distinct hazard to life." For the past 50 years this room has been in continuous use for study purposes and should not be classified "a distinct hazard to life".
- 7) Verify compliance with IBC 1107.6 and update "accessibility" on LS1 as required. Label the accessible sleeping unit. The requirement is for total sleeping units, not dividing up between new and existing as your breakdown indicates. **There are 32 existing sleeping rooms, of which 3 are being altered. As per IEBC 705.1.7 "Accessible Dwelling or Sleeping Units. Where Group I-1, I-2, I-3, R-1, R-2 or R-4 dwelling or sleeping units are being altered, the requirements of Section 1107 of the International Building Code for Accessible units apply only to the quantity of the spaces being altered."** As per Table 1107.6.1 Accessible Dwelling and Sleeping Units (Total Number of Units Required), 1 accessible unit without roll-in shower is required based on 21 total units (18 new + 3 existing). See accessibility revision on Sheet LS1 and attached Life Safety Plan LS3 with Sleeping Room 217 designated as the accessible sleeping unit.





SECOND FLOORPLAN



THIRD FLOOR PLAN