

A regular meeting of the Building Code Board of Appeals was called to order at 8:35 a.m. on Wednesday, February 5, 1997.

PRESENT: Michael Culpepper  
Ted Dziurman  
William Nelson  
Ghazanfar Shah  
Mark Stimac

**APPROVAL OF MINUTES - DECEMBER 4, 1996**

Motion by Nelson  
Supported by Culpepper

MOVED, to approve the December 4, 1996 minutes.

Yeas: All 5

**ITEM #1 KENSINGTON COMMUNITY CHURCH c/o JOHN TAGLE  
ASSOCIATES, INC., 1825 E. SQUARE LAKE ROAD FOR RELIEF OF  
THE 1993 BOCA MECHANICAL CODE.**

Mr. Stimac explained that the petitioner is the architect for a new religious facility currently being developed on the northwest corner of John R. and Square Lake Road. Section M-1604.3 of the 1993 BOCA Mechanical Code requires a minimum of 15 cfm of outside air be supplied per person for ventilation. The petitioner proposes to utilize a different standard (ASHRAE 62-1989R) to calculate the required ventilation air that will result in a volume of outside which will be less than the 15 cfm per person required by Section M-1604.3.

John Tagle, Architect for the church, was present and stated because the current code does take into consideration the smoking and non-smoking facilities, they are requesting relief to use the new ASHRAE standards which reduce the requirements. It is their understanding that it complies with the State of the Art being developed.

James Partridge, the consulting engineer, was present and went into detail on the differences and the requirements of the two codes. Mr. Partridge noted that until the adoption of the new BOCA Mechanical Code, the cfm requirement was 5, which worked very well. Mr. Partridge noted that their proposal would provide 7 cfm, which they feel would be very comfortable for the occupants. He noted that the use of the building is periodic and the number of people using the building varies. Mr. Partridge also noted that the ASHRAE Code is more definitive than the BOCA Code. He also noted that they would provide a filtration system in the building.

The Board discussed the codes and Mr. Partridge's proposal and code requirements.

Motion by Stimac  
Supported by Nelson

MOVED, to grant Kensington Community Church, 1825 E. Square Lake Road, a variance, as requested, to utilize the ASHRAE 62-1989R to provide 7 cfm outside air where 15 cfm is required by the 1993 BOCA Mechanical Code, based on the following:

1. The facility be provided with a filtration system.
2. The area be required to be non-smoking.
3. The use of the facility remain a short duration use.
4. The diversity factor be one.

Yeas:            All 5

The Building Code Board of Appeals adjourned at 9:40 a.m.

MS/ddb