

## **Ross Township *Appeals Board Meeting***

February 22, 2017

These are the minutes of the meeting of the Ross Township Appeals Board held on February 22, 2017 at the Ross Township Municipal Building and called to order by John Reubi, Fire Marshal, at 5:00 p.m.

The following members were present: Joseph Ecker; Meghan Jones; and Daniel J. Delisio. Also present was Roy Johnston, Building Code Official.

### **NEW BUSINESS**

AB-1-17                      Kevin Fallon, LRC Northway Mall Acquisitions LLC requesting a hearing to discuss alternate methods for determining fire protection ratings in fire barrier, pursuant to Section 715.3 of the 2009 IBC for property located at 8001 McKnight Road in a C-1 Zoning District of the 9<sup>th</sup> Ward.

Kevin Fallon, LRC Northway Acquisitions, LLC, applicant, addressed the Board via speakerphone. He indicated that “when considering the extremely low hazard nature of parking garages and the excellent fire record of malls, we are requesting that the Township allow the configuration described in lieu of providing a 2-hour fire barrier with 90 minute opening protectives between buildings. Mr. Fallon is asking for an equivalency approval for 90-minute opening protectives in the required 2-hour rated wall at The Block at Northway which separates the mall and retail from the interior parking garage. This would allow for a transparent mall entrance as well as transparent entrances to the retail spaces that abut the parking structure. He is asking the proposed equivalency: glazed openings will not exceed 25% of the area of the wall; glazed openings will only be used for the main entrance and associated sidelight functions; surface of the area designated for parking structure will slope away from the glazed entrance (prohibiting any leading liquids from entering the mall); no vehicles will be able to park or drive within 5 feet of the glazed openings. Glazing will be either tempered or laminated glazing held in place by a gasket system which will permit the framing system to deflect without loading or breaking the glazing before the sprinkler water curtains activate. Doors will be self-closing.

Furthermore, an automatic sprinkler water curtain will be provided on each side of each glazed wall area. Automatic water curtains will have the following design features;

sprinkler heads will be spaced a maximum of 6 feet apart; not more than 1 foot away from the glazed panels. Sprinklers will be 160 F automatic quick response sprinklers. The water curtain will produce a flow of 4 to 5 gal/ft/min.

The proposed alternate method provides an equivalent protection based on the following: both building, mall and parking are protected throughout with automatic sprinkler systems. The Life Safety Code recognizes similar features as an approved alternate method to rated opening protectives between mercantile occupancies and parking structure. By providing glass doors and glass sidelights, security in the open parking structure is increased because customers and personnel/staff can monitor the parking area through the glass doors and sidelights.

Fire Marshal John Reubi stated that there didn't appear to be any conflict with his department and the proposed plans were acceptable to him.

***Following this discussion, it was stated that the applicant would receive a written decision letter within 45 days.***

## **Adjournment**

There being no further business, the meeting was adjourned at 5:15 p.m.

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Joseph Ecker  
Ross Township Appeals Board

*Respectfully submitted by Stephanie Henzler*