

Ross Township
Fire Appeals Board Meeting

April 18, 2017

These are the minutes of the meeting of the Ross Township Fire Appeals Board held on April 18, 2017 at the Ross Township Municipal Building and called to order by Chairman William F. Linkenheimer, Jr., at 4:33 p.m.

The following members were present: Vice Chairman John G. Sponcer and Secretary Clifford J. Bright. Also present was John A. Reubi, Fire Marshal and Board Liaison; and Jimmie Hughes, Deputy Fire Marshal.

NEW BUSINESS

FAB-1-17 Scott Maritzer, Pieper O'Brien Herr Architects requesting a variance to the International Fire code (IFC) Section 308 Open Flames, §308.1.4 Open-flame cooking devices: Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction on property known as The Cosmopolitan Apartments located at 3001 McKnight East Drive in a C-1 Zoning District of the 2nd Ward.

Scott Maritzer, Pieper O'Brien Herr Architects, applicant; and Todd Bookwalter, Project Manager, DGA Construction Group, LLC, addressed the Board. They stated that the use of a gas cooking grill and gas decorative fire table will be located on the 6th floor roof deck. The roof deck has combustible construction within 10 feet. The applicant further stated that the International Fire Code 2009 has an exception that allows open flame cooking if the balcony/deck is protected by an auto sprinkler system; but the roof top condition will not allow the sprinkler head to activate. That is why they are proposing a fire/heat shield; gas timer and fire extinguisher as equal or more appropriate solutions for this condition.

Mr. Maritzer indicated in a letter and drawings accompanying his appeal that "the improvements required by the Fire Marshal are to install a stainless steel fire shield below the wood pergola structure; the gas grill and fire table are to be on a shut-off timer and an exterior wall mounted fire extinguisher will be provided in close proximity to the gas appliances. The FE cabinet will be a SS surface mounted cabinet." The applicant noted that the wood pergola will be 9-10 feet above the ground, no fabric and stained cedar wood construction. It was also stated that the owner/management has a full time maintenance staff on site to physically look at the gas grill.

Following discussion, the applicant agreed to the following to protect any combustibles that will be nearby the open-flame cooking device: a stainless steel canopy to protect the wooden lattice structure above the gas grill; a 1-hour shut-off timer on the gas valve; and a fire extinguisher mounted nearby the gas grill.

Fire Marshal John Reubi stated that there didn't appear to be any conflict with his department and that the applicant has "addressed the issue to avoid a fire occurring on the deck." He stated that the proposed plans were acceptable to him, with the condition that the measures outlined are conducted and completed to his satisfaction.

Following this discussion, it was stated that the applicant would receive a written decision letter within 30 days.

Adjournment

There being no further business, the meeting was adjourned at 4:46 p.m.

William F. Linkenheimer, Jr.
Chairman
Ross Township Fire Appeals Board

Respectfully submitted by Stephanie Henzler