

MINUTES OF THE REGULAR MEETING OF THE CONSTRUCTION BOARD
OF ADJUSTMENTS AND APPEALS HELD ON JULY 19, 2005 IN
THE COUNTY COUNCIL CHAMBERS

MEMBERS PRESENT: Andrew Corriveau, Chairman; Don Dean, John Catoe, Dan'l Moulton and Bruce Baxley were present. John Tuckwiller, and Herbert Brown were absent.

STAFF PRESENT: Arthur L. Cummings and Marjorie Arnold were present.

2. **MINUTES:** The minutes of the April 19, 2005 meeting were approved with the following correction: In the first paragraph on the second page it should have read that the 2003 International Building Code for commercial projects became effective on January 1, 2005.

3. **FRIPP ISLAND RESORTS: - VARIANCE FROM CHAPTER 3103 ALTERNATE METHODS PARAGRAPH 107.1 TEMPORARY STRUCTURE:** Arthur Cummings stated that the Fripp Company had erected a tent approximately 4000 square feet and the permit was issued under the temporary provision in the code not to exceed 180 days. They went before the County Development Review Team and received a development permit for this particular location and all the parking and site conditions were met. Mr. Cummings stated that the tent itself is not considered a permanent structure and they would like to leave the tent on a permanent basis. Mr. Cummings stated that as the Building Official under the code he can give two extensions and from that point forward it would need to be referred to the Board of Appeals. He said the engineer had submitted a plan that proposes to leave the building on a permanent basis with the stipulation that if there is ever a high wind or a hurricane warning that the canvas or skin of the tent would be taken down, but the super structure would remain; and the engineer indicated that the structure is designed to withstand up to 120 mph wind. He said after the hurricane the structure would have to be reevaluated for the electrical, mechanical system and then it would be placed back. He said they are asking for consideration for the building to remain on a permanent basis with those stipulations.

Steve Patterson stated that they would get an electrical engineer, before putting the canvas back up to check out all the electrical and a structural engineer to reevaluate the pipe structure. He said the only other issue would be the mechanical equipment, but there is portable HVAC units and they would be taken off the island.

Andrew Corriveau asked about the useful life of the tent. He was told approximately 5 years.

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The chairman asked what type of decking would it have. He was told that it is part of the pool deck and there would be a wood platform.

The chairman asked if there was any plumbing and he was told there are enough bathrooms in the inn and in adjacent out buildings.

The chairman asked about comments or objections from residents. Arthur Cummings stated that Kate Hines, President of the Homeowners Association had called and said there was no objection as long as the tent was taken down in the event of a hurricane warning.

Steve Patterson stated that the Fripp Island maintenance staff would take the tent down in the event of a high wind or hurricane warning.

Arthur Cummings stated that this structure meets the code as far as exit, exit lights, flame spread rating.

Andrew Corriveau asked if there are any flood elevation requirements. Arthur Cummings stated that he assumed the only equipment that would be below flood would be the air conditioning, but the equipment is portable and can easily be taken away.

The chairman stated that he doesn't have any objection but he would not like to see this go past five years, which is the normal useful life of the tent. He said he would like to see it get re-inspected every 24 months.

Don Dean made a motion to grant the variance based on the fact that they have covered all the bases to make sure it can be removed during high winds; this variance is allowed for five years and they could come back to the Construction Board at that time. John Catoe seconded the motion. FOR: Don Dean, John Catoe, Dan'l Moulton and Andrew Corriveau. OPPOSE: Bruce Baxley. The motion was carried.

4. **OLD BUSINESS:** Arthur Cummings stated that at the last meeting they discussed election of a Vice Chairman. The Board will wait until the next meeting when more Board Members can be present.

5. **NEW BUSINESS:** Arthur Cummings stated that he had provided a copy of the draft ordinance which basically references the new code which was adopted by the State of SC and also there is going to be an increase in building permits fees. He said there has not been an increase in building permit fees since 1992.

There being no further business the meeting adjourned.

Andrew Corriveau, Chairman