

MINUTES OF THE REGULAR MEETING OF THE CONSTRUCTION BOARD
OF ADJUSTMENTS AND APPEALS HELD ON MARCH 7, 2006 IN
THE BUILDING INSPECTION CONFERENCE ROOM

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

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

2. **MINUTES:** The minutes of the September 20, 2005 were approved.

3. **BEAUFORT CONSTRUCTION – VARIANCE FROM SECTION 903.2.7 INTERNATIONAL BUILDING CODE:** Arthur Cummings stated that Leith Webb with Beaufort Construction applied for a building permit to build a migrant camp on St. Helena. He said according to the building code this building is classified as Group R1 type occupancy that is transient in nature and there has been a major change in the 2003 Building Code. He stated that all occupancy classified as residential other than single family and townhouses must have a sprinkler installed. He said the problem with this proposed project is there is no public water supply available for the sprinkler system.

Mr. Leith Webb stated that approximately 300 people are brought in each year to work in the packing shed, work their fields and pick their crops. He brought a picture of four existing buildings on the farm and a site plan showing the location of the new building. He stated that these are masonry buildings built to federal farm regulations with bathroom facilities and the rooms are fire rated. He said there is no public water that runs this far down Lands End Road and they would need a public water source to run a sprinkler system. Mr. Webb stated that during the planning process they had substandard housing that they tore down to build this new facility and are in a dilemma as they have people coming to work and running out of time. He said they would like to go ahead with the building without the sprinkler system. He stated that the workers arrive the first week of June and leave the second week in July.

The Chairman asked if there was cooking in the facility and he was told that this particular building has no cooking in it.

Mac Sanders, one of the owners of Seaside Farms was asked if cooking was allowed in the room and he stated that it was not. He said they hope to be able to build a facility for cooking down the road.

The Chairman asked if each one of the residences has an outside exit and he was told it does. He said he doesn't have a problem with no sprinkler system since all the rooms have an outside exit. Leith Webb stated that they also have hard wired smoke detectors with battery back up.

The Chairman asked how they were achieving the one hour fire rating on the ceiling. Mr. Webb stated that it is a UL design and basically you have hang resilient panel and put in a layer of type c rock.

The Chairman stated that he doesn't have a problem with building this building without sprinklered, but from the county's standpoint to protect the county from criticism that maybe, if the variance is granted that it be conditioned that we get tentative approval from the fire department for fire extinguishers or something that might work to keep from having to put in sprinklers.

MOTION: John Catoe made a motion to grant the variance pending approval of the local fire official. Herbert Brown seconded the motion. FOR: Andrew Corriveau, Herbert Brown, John Catoe, and Dan'l Moulton. ABSTAIN: Don Dean. The motion was carried.

4. ELECTRICAL APPLICANT: Tim Beltz has a stated Residential Builders Electrical License grandfathered and limited to do up to \$5,000.

Arthur Cummings stated that our ordinance would grant a license to anyone that is state licensed issued by the commercial board and would not be necessary for him to take the county exam. However, he only has a specialty license from the Residential Builders Commission and does not qualify him to get a county license without taking the exam. Mr. Cummings stated that we need to check out is references.

Tim Beltz stated that he will get a list of his references, phone numbers and addresses.

MOTION: Andrew Corriveau made a motion to allow Tim Beltz to take the Beaufort County Journeyman Electrical Exam subject to review of his references. Don Dean seconded the motion: FOR: Andrew Corriveau, Herbert Brown, John Catoe, Dan'l Moulton and Don Dean. The motion was carried.

5. SECRETARY'S REPORT: Mr. Cummings stated that on March 21, 2006 the Lowcountry Home Builders Association meeting we will have a representative from FEMA to discuss the new elevation certificates. He stated that the Board members are invited and it will be at the Ladys Island Country Club.

Arthur Cummings stated that the county is creating a Hurricane Recovery Plan and the county has hired a consultant to do a plan. He said it will probably take about nine months before it is completed and we need something in place before the hurricane season begins. He stated that in the interim we are going to adopt a hurricane recovery ordinance that deals with reconstruction,

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damage assessment. He said one of the things he had recommended based on some things they did in Florida would be to have an emergency review board. He stated that if there was a dispute between the homeowners and the county then they would have to go to a review board and he believes this should be handled by the present Construction Board instead of creating a new board.

There being no further business the meeting adjourned.

Andrew Corriveau, Chairman