

## Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30046-2440  
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### **GWINNETT COUNTY BOARD OF CONSTRUCTION ADJUSTMENTS & APPEALS HEARING Gwinnett Justice & Administration Center Auditorium 75 Langley Drive, Lawrenceville, GA 30046 Wednesday, November 14, 2012 3:00 PM**

As set forth in the Americans with Disabilities Act of 1992, Gwinnett County Government does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities. Michael Plonowski, 75 Langley Drive, Lawrenceville, GA 30046 has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator. Gwinnett County Government will assist citizens with special needs given proper notice (seven (7) working days). Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program, or activity of Gwinnett County Government should be directed to Michael Plonowski, Human Relations Coordinator, 75 Langley Drive, Lawrenceville, GA 30046, telephone number 770.822.8015.

#### **I. CALL TO ORDER - 3:00 PM**

#### **II. DETERMINATION OF A QUORUM - FIVE (5) MEMBERS PRESENT**

**Present: David Leonard, Michael Clifford, Roger S. Linderfelt, Jiles A. Singleton,  
Ronald L. Bolden, Linda Priest, Mark Richardson  
Absent: Michael Banham**

#### **III. ADOPTION OF THE AGENDA**

#### **IV. OLD BUSINESS**

## **V. NEW BUSINESS**

**Grantland H. Dickson, Sr., PE  
RAD and Associates, Inc.  
420 Patrick Mill Rd., S.W.  
Winder, GA 30680**

**BIE2008-00012**

Applicant is requesting reapproval in categories 1, 2, 3 and 4 for RAD and Associates, Inc. as principal engineer.

**Department Recommendation:** Gwinnett County Planning and Development recommends reapproval for 4 years with the condition that the applicant provide a copy of his Georgia Professional Engineer License in December 2014, his ICC Building Inspector Certification in May 2016, and a copy of his renewal of the IB Erosion Certification in November 2012 or as soon as available.

**{Action: Approved, Motion: Lingerfelt, Second: Richardson  
Vote: (6-0); Banham-Absent, Leonard-Yes, Clifford-Yes, Lingerfelt-Yes,  
Richardson-Yes, Singleton-Yes, Priest-Yes}**

**Kevin L. Champion, PE  
Champion Engineering, Inc.  
2644 Nutwood Trace  
Duluth, GA 30097**

**BIE1999-00012**

Applicant is requesting reapproval in categories 1, 2, 3 and 4 for Champion Engineering, Inc. as principal engineer.

**Department Recommendation:** Gwinnett County Planning and Development recommends reapproval for 4 years with the condition that the applicant provide a copy of his Georgia Professional Engineer License in December 2012, his ICC Residential Combination Inspector Certification in May 2013, and a copy of his renewal of the IB Erosion Certification in June 2015.

**{Action: Approved, Motion: Lingerfelt, Second: Bolden  
Vote: (6-0); Banham-Absent, Leonard-Yes, Clifford-Yes, Lingerfelt-Yes,  
Richardson-Yes, Singleton-Yes, Priest-Yes}**

**Steve Ingram  
Worthing Old Peachtree, LLC  
5909 Peachtree Dunwoody Rd.  
Atlanta, GA 30328**

**BCA2012-00003**

**Project: Heights at Old Peachtree  
1460 Distribution Drive  
Suwanee, GA 30043**

Applicant is requesting a variance to the 2006 International Mechanical Code Section 607.6.2 for the project listed above regarding a proposed alternate method for fire rated membrane penetration of clothes dryer duct in a rated floor-ceiling assembly. Applicant proposes an alternative method of fire caulk at the top plate penetration of ceiling membrane as equal to code by engineering judgment and engineer and architect's review.

***Department Recommendation:***

Gwinnett County Planning & Development Building Plan Review recommends denial.

Gwinnett County Planning & Development Fire Plan Review recommends denial.

**Building Plan Review Section Comments:**

The proposed variance does not comply with the intent and scope of the 2006 International Mechanical Code section 504.2: "Exhaust penetrations – Ducts that exhaust clothes dryers shall not penetrate or be located within any fireblocking, draftstopping, or any wall, floor ceiling or other assembly required by the International Building Code to be fire resistance rated, unless such duct is constructed of galvanized steel or aluminum of the thickness specified in Section 603.4 and the fire resistance rating is maintained in accordance with the International Building Code. Fire dampers and any similar devices that will obstruct the exhaust, shall be prohibited in clothes dryer exhaust."

The 2006 International Mechanical Code Commentary section 504.2 further clarified the following: "It is important to note that a clothes dryer is exhausted through a duct and not a vent. As such clothes dryer exhaust ducts must follow the same requirements as any other ducts with respect to where the ducts penetrate fire-resistance-rated assembly." "Where penetrating fire-resistance-rated floor/ceiling or roof/ceiling assemblies, dryer exhaust duct penetrations are subject to more stringent penetration protection requirements that, in practically all cases, will necessitate a shaft enclosure for the dryer exhaust ducts."

The applicant's submitted construction drawings indicates UL Design L546 for the rated floor/ceiling assembly. This design requires that all duct penetrations through the rated ceiling have a fire damper installed.

On October 25, 2012 Building Plan Review contacted Mr. John Battles, Vice President / Architectural & Engineering Services – International Code Council to discuss the code application to the specific dryer vent configuration of the proposed project and the applicants proposed variance detail. Mr. Battles indicated that the code compliance intent for IMC section 504.2 would require that a horizontal dryer duct be placed in a rated horizontal shaft.

**{Action: Denied, Motion: Singleton, Second: Clifford  
Vote: (6-0); Banham-Absent, Leonard-Yes, Clifford-Yes, Lingerfelt-Yes,  
Richardson-Yes, Singleton-Yes, Priest-Yes}**

**Byron Arceneaux, PE  
Primus Engineering, Inc.  
P. O. Box 1523  
Dawsonville, GA 30534**

**RDV2012-00004**

**Project: Mr. Clean Carwash Renovation  
4175 Jimmy Carter Blvd.  
Norcross, GA 30093**

Applicant is requesting a variance from the Development Regulations 8.10 titled Redevelopment, to reduce both the channel protection volume and detention flow requirements for the purpose of constructing a new building and associated parking area.

**Department Recommendation:** Staff recommends approval of the variance with the condition that the applicant pays an In-Lieu Redevelopment fee based on regulations adopted November 15, 2011 by the Gwinnett County Board of Commissioners.

**In-Lieu Redevelopment fee \$24,496.**

**{Action: Approved, Motion: Lingerfelt, Second: Clifford  
Vote: (5-0); Banham-Absent, Richardson-Abstain, Clifford-Yes, Lingerfelt-Yes,  
Leonard-Yes, Singleton-Yes, Priest-Yes}**

**Byron Arceneaux, PE  
Primus Engineering, Inc.  
P. O. Box 1523  
Dawsonville, GA 30534**

**RDV2012-00005**

**Project: Mr. Clean Carwash Renovation  
1382 Pleasant Hill Rd.  
Lawrenceville, GA 30044**

Applicant is requesting a variance from the Development Regulations 8.10 titled Redevelopment, to reduce both the channel protection volume and detention flow requirements for the purpose of constructing a new building and associated parking area.

**Department Recommendation:** Staff recommends approval of the variance with the condition that the applicant pays an In-Lieu Redevelopment fee based on regulations adopted November 15, 2011 by the Gwinnett County Board of Commissioners.

**In-Lieu Redevelopment fee \$19,722.**

**{Action: Approved, Motion: Lingerfelt, Second: Clifford  
Vote: (5-0); Banham-Absent, Richardson-Abstain, Clifford-Yes, Lingerfelt-Yes,  
Leonard-Yes, Singleton-Yes, Priest-Yes}**

Byron Arceneaux, PE  
Primus Engineering, Inc.  
P. O. Box 1523  
Dawsonville, GA 30534

RDV2012-00006

**Project: Mr. Clean Carwash Renovation**  
**1372 Pleasant Hill Rd.**  
**Lawrenceville, GA 30044**

Applicant is requesting a variance from the Development Regulations 8.10 titled Redevelopment, to reduce both the channel protection volume and detention flow requirements for the purpose of constructing a new building and associated parking area.

**Department Recommendation:** Staff recommends approval of the variance with the condition that the applicant pays an In-Lieu Redevelopment fee based on regulations adopted November 15, 2011 by the Gwinnett County Board of Commissioners.

**In-Lieu Redevelopment fee \$22,346.**

**{Action: Approved, Motion: Lingerfelt, Second: Bolden  
Vote: (5-0); Banham-Absent, Richardson-Abstain, Clifford-Yes, Lingerfelt-Yes,  
Leonard-Yes, Singleton-Yes, Priest-Yes}**

**VI. RESOLUTIONS FROM THE October 10, 2012 MEETING.**

**VII. OTHER BUSINESS**

- A. The following correspondence is attached: The October 10, 2012 list of Gwinnett County Third Party Engineer Inspectors.

**VIII. ADJOURNMENT**

**{Action: Approved, Motion: Singleton, Second: Bolden  
Vote: (6-0); Banham-Absent, Richardson-Yes, Clifford-Yes, Lingerfelt-Yes,  
Leonard-Yes, Singleton-Yes, Priest-Yes}**

**OUR NEXT MEETING IS SCHEDULED FOR  
WEDNESDAY, DECEMBER 12, 2012 – 3:00 PM**