



CITY OF COLUMBIA

Columbia, Missouri

APPEAL APPLICATION TO THE BUILDING CONSTRUCTION CODES COMMISSION

Notice of appeal from the Decision of Code Official in regard to the following described property in the City of Columbia, County of Boone, State of Missouri:

Legally described as (per www.showmeboone.com/assessor): 12-203-00-07-002.0001

and known as (number and street) 1201 American Parkway

Applicant(s) request a variance or ruling with respect to the above described property.

On the 26 day of January, said code official disapproved See attached letter.

The reason he gave for such action was that the bathrooms do not meet minimum spacing requirements of the 2015 IBC Plumbing code

which does not comply with Section 405.3.1 of the IBC as adopted by the City of Columbia, Missouri, which provides or requires that:

Water closets, urinals, lavatories and bidets. A water shall not be set closer than 15" from its center to any side wall, partition, vanity or other obstruction, or closer than 30 inches center to center between fixtures.

A copy of the notice of said official is hereto attached.

The basis for this appeal, as permitted by the International Building Code as adopted by the City of Columbia, is: (check all boxes that apply)

- ☐ The true intent of the Code or the rules legally adopted thereunder have been incorrectly interpreted.
- ☐ The provisions of the Code do not fully apply.
- ☐ An equally good or better form of construction can be used.
- ☒ Undue hardship* is created by strict compliance with the letter of the Code but has no significant effect on the health, safety and welfare of the public or any individual (*attach a cost estimate for hardship encountered)

Applicant is requesting a variance or ruling, or both, in the way of carrying out the strict letter of the Code because:

We have 3 fully compliant / full ADA accessible restrooms downstairs. These were added because we had to add a family restroom and it deleted 2 of the stalls in the mens and womens restrooms.

Applicant is proposing: Leave the bathrooms the way they are currently

Name (Print) Timothy A. Harrell

Agent (Print) _____

Name of Business requesting variance 2 Skyzone.

Address 1201 American Parkway

Phone 479-977-0299

Timothy A. Harrell

2/8/2018

Applicant Signature

Date

Deliver Application with required \$120.00 check to:

Building Construction Codes Commission
Building and Site Development
701 East Broadway, 3rd Floor
Columbia, Missouri 65201



CITY OF COLUMBIA, MISSOURI

COMMUNITY DEVELOPMENT

DEPARTMENT OF PLANNING AND DEVELOPMENT

(573) 874-7239

BUILDING AND SITE DEVELOPMENT

(573) 874-7474

OFFICE OF NEIGHBORHOOD SERVICES

(573) 817-5050

January 26, 2018

Triple Oaks
C/O Timothy Harrell
210 NW O
Bentonville, AR 72712

A review of the proposal to leave the mezzanine level bathrooms and adjacent corridor at the as-built dimensions is denied for the following reasons:

1. The dimensions do not comply with the approved plans.
2. The minimum corridor width for this space per the 2015 International Building Code Table 1020.2 is 36 inches. The existing as-built dimension is 32 inches.
3. The bathroom areas do not meet the minimum spacing requirements of the 2015 International Plumbing Code Section 405.3.1.

405.3.1 Water closets, urinals, lavatories and bidets.

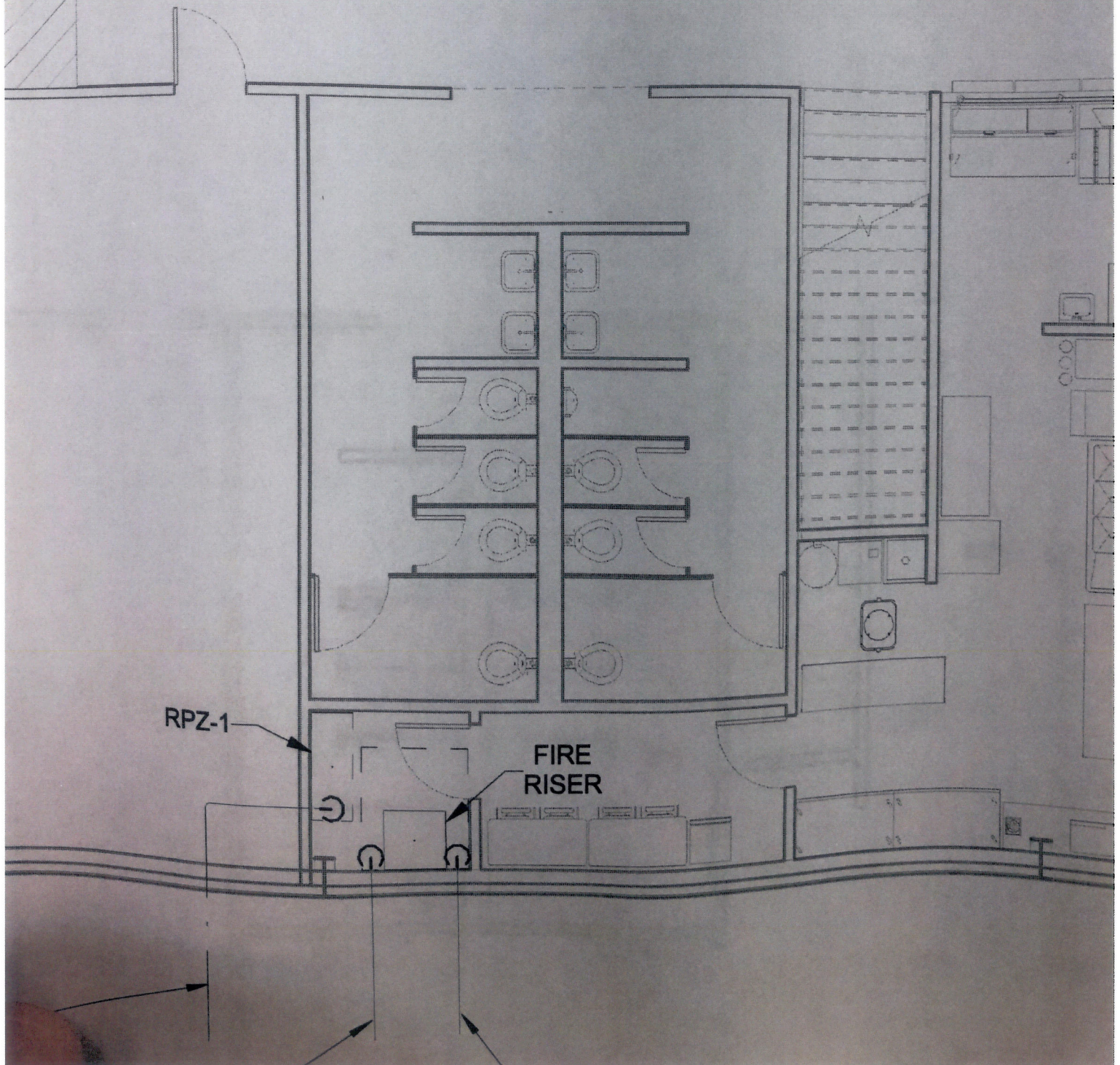
A water closet, urinal, lavatory or bidet shall not be set closer than 15 inches (381 mm) from its center to any side wall, partition, vanity or other obstruction, or closer than 30 inches (762 mm) center to center between adjacent fixtures...

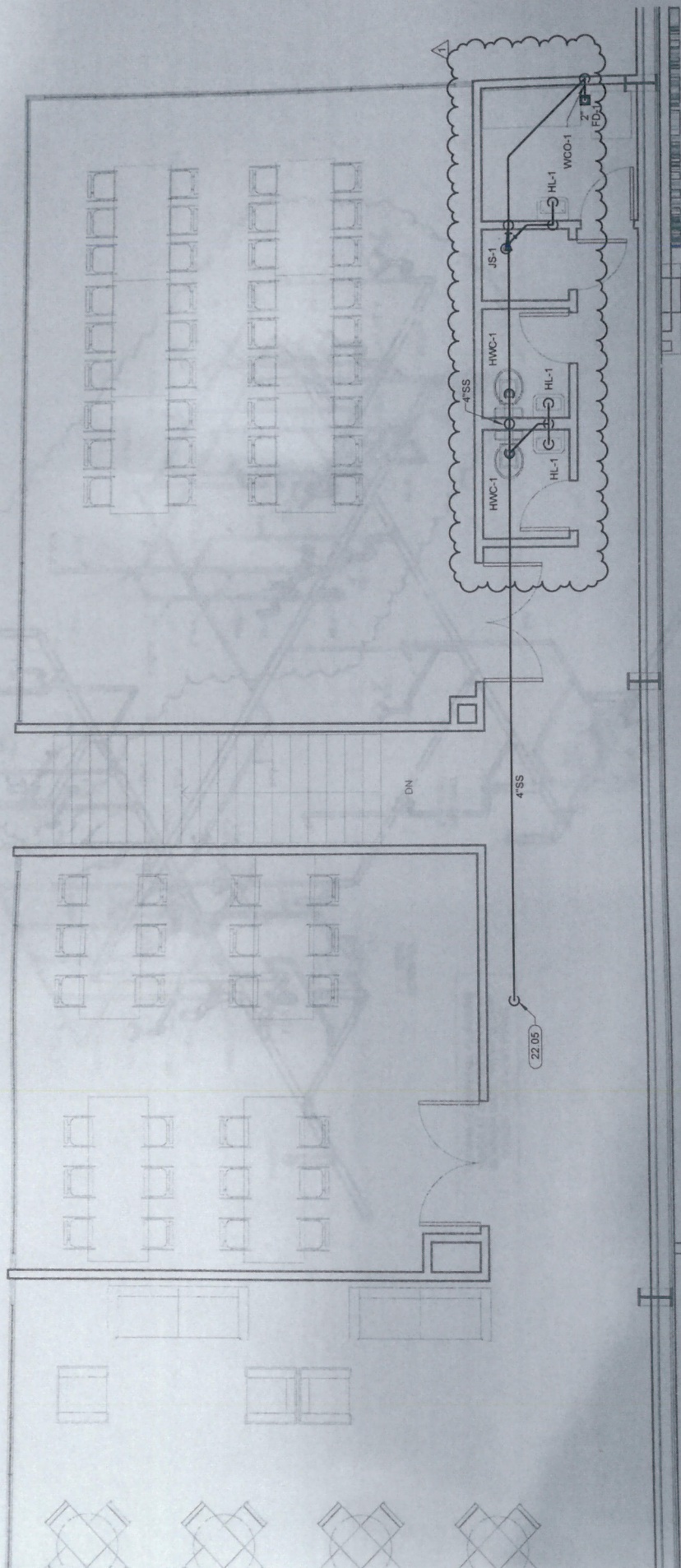
Sincerely,

John P. Simon
Building Regulations Supervisor
john.simon@como.gov
573-874-7259

Downstairs

- Original plan No toilets upstairs
- Needed one more after revisions
so put 2 upstairs.













Tom Schauwecker Assessor

Parcel 12-703-00-07-002.00 01**Property Location** AMERICAN PKWY**City** COLUMBIA (01)**Road** COMMON ROAD DISTRICT (CO)**School** COLUMBIA (C1)**Library** BOONE COUNTY (L1)**Fire****Owner** SKY HIGH COLUMBIA LLC**Address** 6 W LEISTON DR**City, State Zip** ROGERS, AR 72758**Subdivision Plat Book/Page**

4704 0119

Section/Township/Range 31 49 12**Legal Description** THE NORTH WOODS PLAT 1A
LOT 102**Deeded Acreage** 2.65**Deed Book/Page**

4708 0140

2583 0082

1215 0272

1122 0511

Current Appraised ***Current Assessed**

Type	Land	Bldgs	Total	Type	Land	Bldgs	Total
FV	229,770	0	229,770	FV	27,572	0	27,572
RV	0	0	0	RV	0	0	0
Totals	229,770	0	229,770	Totals	27,572	0	27,572

Most Recent Tax Bill(s)**Boone County Assessor**801 E. Walnut St., Rm 143
Columbia, MO 65201-7733

assessor@boonecountymo.org

Office (573) 886-4251**Fax** (573) 886-4254

Triple Oaks LLC

210 Northwest "O"

Bentonville, AR 72712

479-877-0299

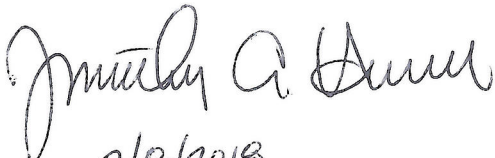
479-273-7459

tim@tripleoaksinvestments.com

Preliminary budget estimate for moving the 2 bathrooms upstairs at Skyzone.

General Conditions	\$5,128.00
General Demolition	\$3,210.00
Plumbing Demolition	\$1,915.00
Temporary Protection	\$2,500.00
Remove and replace 1" floor ceilings	\$2,250.00
Framing	\$4,276.00
Floor repair	\$900.00
Electrical work	\$3,675.00
Plumbing work	\$4,800.00
Core drilling	\$1,200.00
Painting	\$1,800.00
Drop Ceilings	\$2,110.00
Epoxy Floor repairs	\$1,500.00
Final Clean	\$800.00
Total Estimated Cost	\$33,954.00

This estimate does not take into consideration what may have to be moved above the ceiling downstairs or if it even can be.


2/8/2018