



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): Lot 2A1 of Ewing Industrial Park Plat 2A

and known as (number and street) 4501 Peabody Road

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

On the 2nd day of November, said code official disapproved _____

the continued construction of multiple Self-Service Storage (mini-storage) buildings after the permit was issued

The reason he gave for such action was that plan reviewers overlooked the proper application of Section 903.2.9, item #5 IFC Interpretation 20-14 (attached) of Section 903.2.9 requires self-storage facilities to be sprinkled if area is larger than 2,500 square feet due to potential storage of upholstered furniture and mattresses.

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

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: Building permits were issued and construction had commenced before this interpretation was brought to light. Water line has been installed already and may not support the flow required to fully sprinkle the building.

Applicant is proposing: Installation of a partial sprinkler system per section 4.1.2.1 of NFPA 13. Sprinkler system would be located in the hallways only. The Owner would also be willing to install heat and smoke vents in the roof per IBC 910.3.3. The Code does not require these vents for this occupancy and size of building, but would increase the health safety and welfare of the first responders.

Name (Print) Andrew Marcy Agent (Print) Jason Tegerdine

Name of Business requesting variance Missouri Self Storage LLC

Address 1495 Old Hwy 40, Columbia, MO 65202 Phone 573-864-4788

[Signature] _____ Date 1/5/2023

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

Jason Tegerdine

From: John Simon <John.Simon@como.gov>
Sent: Thursday, November 2, 2023 3:04 PM
To: jtegerdine@simonassoc.net
Cc: Joseph Schlude; Nina Hennkens; Brown, Daryl; ANDREW@missouriselfstorage.com
Subject: 4501 PEABODY RD - BLDC-004485-2023 (Including sub-record BLDC-004485-2023)
Attachments: IFC Interpretation 20-14.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi Jason,

I wanted to follow up our phone conversation pertaining to the above project. IBC Section 903.2.9 #5 requires an automatic sprinkler system if "A group S-i occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet." (See attached interpretation) Since storage of these items is frequent at these facilities it would be applicable here. This affects all buildings but 7 and 9.

Please demonstrate how we can deal with this quickly to prevent further action.

Sincerely,

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

**CHAPTER 9
FIRE PROTECTION SYSTEMS**

**SECTION [F] 903.2.9
2012 Edition
IFC Interpretation 20-14
Issued 10-6-2014
BU_12_20_14**

[F] 903.2.9 Group S-1. An *automatic sprinkler system* shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 *fire area* exceeds 12,000 square feet (1115 m²).
2. A Group S-1 *fire area* is located more than three stories above grade plane.
3. The combined area of all Group S-1 *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group S-1 *fire area* used for the storage of commercial trucks or buses where the *fire area* exceeds 5,000 square feet (464 m²).
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

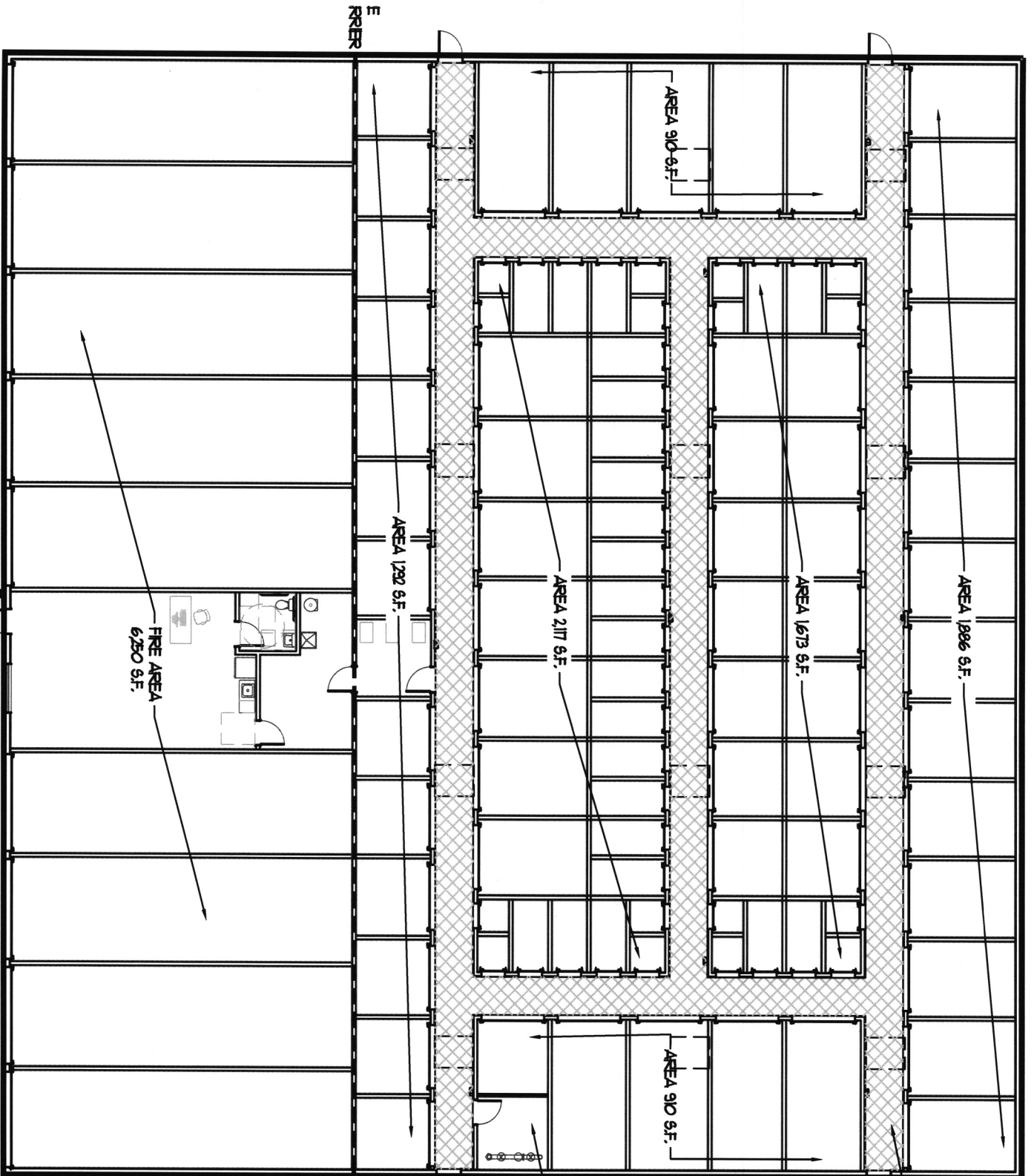


Q: The area of a self-storage warehouse is between 2,500 square feet and 12,000 square feet. Spaces are rented to individuals for the storage of personal household items (which could include incidental pieces of upholstered furniture and mattresses).

Does item #5 require an automatic sprinkler system throughout the Group S-1 self-storage warehouse?

A: Yes.

This criteria is written such that any Group S-1 occupancy, not the fire area, over 2,500 square feet used for the storage of upholstered furniture and/or mattresses shall be sprinklered throughout the building. This is regardless of how much upholstered furniture and/or mattresses are actually stored.



RRER

AREA 910 S.F.

AREA 1886 S.F.

AREA 1673 S.F.

AREA 2117 S.F.

AREA 1292 S.F.

FREE AREA
6250 S.F.

AREA 910 S.F.

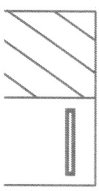
FIRE AREA 11,927 S.F.

A PARTIAL SPRINKLER SYSTEM (NFPA 13 - SECTION 4.1.2) SHALL BE INSTALLED IN THE HALLWAYS. INSTALLATION PER THE NFPA 13 REQUIREMENTS WHERE APPLICABLE. INSTALLATION SHALL REQUIRE PRIOR APPROVAL OF THE AUTHORITY HAVING JURISDICTION.

FIRE SPRINKLER RISER ROOM

FIRE DEPARTMENT CONNECTION AND AUDIBLE ALARM

SAW CUT PAVEMENT AND INSTALL WATER SERVICE FOR AUTOMATIC SPRINKLER SYSTEM



CLIMATE CONTROLLED SELF STORAGE
BUILDING AREA = 11,775 S.F.

PROPOSED PLAN

January 9, 2024

Missouri Self Storage
4501 Peabody Road
Columbia, MO 65202

RE: Cost Impact to Add Automatic Fire Sprinklers

Automatic Sprinkler System at Building #1 (Climate Controlled with Interior Storage)

- Demo and replace existing pavement and install new 4" water line into building.
\$24,924

Cost Estimate from Emery Sapp and Sons attached.

- Install automatic sprinkler system in hallways only:
Approximately **\$17,000**

- Install automatic sprinkler system throughout Building #1:
Approximately **\$47,000**

Emailed cost estimate from Ozark Fire Sprinkler attached.

Jason Tegerdine

From: Andrew Marcy <andrew@missouriselfstorage.com>
Sent: Tuesday, January 9, 2024 9:08 AM
To: Jason Tegerdine
Subject: Fwd: 4" FIRE LINE

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: Curtis Shuman <curtis.shuman@emerysapp.com>
Date: January 9, 2024 at 9:00:19 AM CST
To: Andrew Marcy <andrew@missouriselfstorage.com>
Subject: Re: 4" FIRE LINE

Here you go:

4" FIRE LINE TO BUILDING 1

Mobilization	1.00	LS
Remove/Replace 7" PCC Pavement	500.00	SF
Install 4" C900 PVC Waterline	40.00	LF
6" X 4" Wet Tap	1.00	EA
4" SS Building Riser	1.00	EA
Flushing and Testing	1.00	LS
Compacted Granular Backfill	32.00	TN
Remove/Replace Building Slab	50.00	SF
Total =		\$ 24,924.00

CURTIS SHUMAN PE
ASSISTANT VICE PRESIDENT

EMERY SAPP & SONS
100% EMPLOYEE OWNED
o 573.445.8331

Jason Tegerdine

From: Andrew Marcy <andrew@missouriselfstorage.com>
Sent: Tuesday, January 9, 2024 9:43 AM
To: Jason Tegerdine
Subject: Sprinkler system

Follow Up Flag: Follow up
Flag Status: Flagged

From: Tyler Marty <tmarty@ozarkfs.com>
Date: January 9, 2024 at 9:34:15 AM CST
To: Andrew Marcy <andrew@missouriselfstorage.com>
Subject: Re: Fw: Peak Steel Buildings/Jeremy - Climate Controlled Building Plans

Hey Andrew, here's what I got. I spoke with a designer, and for that application we can't use plastic. So we would use black steel and either bolt to the purlin or maybe to the siding in the hallway. Also, with the city of columbia water pressure, the 1" isn't really an option either. So, you're looking around 17k for just the hallways and around 47k for every unit. In either case, you'll need to bring in a new line, usually a minimum of 4", but we could determine that at a later date. Sorry for the bad news, let me know if you have any other questions.

Tyler Marty
Estimator / Project Advisor

Ozark Fire Sprinkler
19098 Dwyer Road, Warsaw, MO 65355
2312 Industrial Drive, Columbia, MO 65202
p: 660.438.5701 | c: 573.682.4465

tmarty@ozarkfs.com | ozarkfs.com e