

THE TOWN OF HILTON HEAD ISLAND
CONSTRUCTION BOARD OF ADJUSTMENTS & APPEALS
Regular Meeting

Ling Graves, Chairman
Frank Guidobono, Vice Chairman
Robert Tanner
Joe Nix
Neil Gordon
Michael Lynes



Gary M. Schmidt
Jay R. Owen
Robert Zinn
Chauncey Burtch
Randy May

AGENDA

Tuesday, January 27, 2015
at 5:30pm in

Benjamin M. Racusin Council Chambers

- I. CALL TO ORDER**
- II. FREEDOM OF INFORMATION ACT COMPLIANCE**
Public notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- III. WIRELESS TELEPHONE USAGE**
Please turn off all wireless devices so as not to interrupt the meeting.
- IV. ELECTION OF CHAIRMAN AND VICE CHAIRMAN**
- V. APPROVAL OF AGENDA**
- VI. APPROVAL OF MINUTES**
Approval of the CBAA minutes of July 22, 2014
- VII. APPEARANCE BY CITIZENS ON ITEMS UNRELATED TO TODAY'S AGENDA**
- VIII. UNFINISHED BUSINESS**
- IX. NEW BUSINESS**
 - (a) Proposed 2015 CBAA Meeting Schedule.
 - (b) **HEARING**
A hearing for the owner of the Metropolitan Hotel at 11 Lemoyne Avenue, Hilton Head Island, SC to show cause why the rear building should not be demolished or otherwise made safe.
 - (c) **HEARING**
Appeal #: 001953-2014 Hearing for the owner Vince Bountempo owner of Tennismaster Unit 103/100 Shipyard Drive, Hilton Head Island, S.C. The appeal requests either the attic fans be removed or the firewalls be completed.
- X. ADJOURNMENT**

Please note that a quorum of Town Council may result if four (4) or more Town Council members attend this meeting.

**THE TOWN OF HILTON HEAD ISLAND
CONSTRUCTION BOARD OF ADJUSTMENT & APPEALS MINUTES**

Date of Meeting: Tuesday, July 22, 2014

Members Present: Chauncey Burtch (left after 20 minutes), Neil Gordon, Ling Graves, Michael Lynes, Randy May, Jay Owen, Robert Zinn

Members Absent: Frank Guidobono, Joe Nix, Gary Schmidt, Robert Tanner

Town Staff Present: Jill Foster, *Deputy Director Community Development*; Bob Klein, *Building Official*

I. Call to Order

Chairman Graves called the meeting to order at 5:30 p.m.

II. FOIA Compliance

Public notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

III. Wireless Telephone Usage. Please turn off all wireless devices so as not to interrupt the meeting.

IV. Approval of Agenda. Agenda approved as presented.

V. Approval of Minutes. The minutes of May 15, 2014 were approved as presented.

VI. Appearance by Citizens on Items Unrelated to Today's Agenda. None

VII. Unfinished Business.

The Public Hearing for Edgewater at Broad Creek, 70 Verbena Lane, Building F has been postponed to the September 23, 2014 CBAA meeting.

VIII. New Business.

APL #:000972-2014 Tennismaster Unit 103/100 Shipyard Drive. Staff has received an appeal from property owner Vince Buontempo. The appeal requests the CBAA reverse the Building Official's decision to not void an inspection approval on a re-roof conducted in 2012 to the building. Mr. Buontempo's intention is that he wants to make his bedroom cooler by venting the attic. Mr. Buontempo joined the meeting via telephone.

Bob Klein presented findings of facts and the nine attachments that were mailed to the CBAA board members prior to the meeting.

Specific items discussed:

- The Tennismaster building with Unit 103 was constructed in 1978.
- A field check of Unit 103 revealed a lack of firewall between Unit 103 and the adjacent unit. There was no evidence of any firewall construction to the

underside of the roof sheathing. With a lack of firewall, venting of the existing roof as suggested would escalate any fire between the two units.

- The roof was replaced in 2012 and received an inspection approval.
- A letter and site visit from Owens Corning confirms the warranty is in place on the roof and is valid with the existing unvented spaces and did not require extra venting.
- Chapter 34 of the 2006 IBC does not allow alterations or repairs that would result in the building being less safe or sanitary than such building is currently.

Mr. Buontempo's concern is the lack of ventilation to the roof in his master bedroom which is a single story section of a two story building in Tennismaster. Mr. Buontempo stated that he is trying to prevent mold, dry rot, moisture and damage to insulation in his unit. Mr. Buontempo also stated he is trying to have installation of proper ventilation so the shingles will last. Mr. Buontempo does not agree with the finding in Chapter 34 and inquired as to when Chapter 15 is applied - in particular Section 1503. Mr. Buontempo stated that inadequate venting invalidates the warranty - a warranty does not trump the code.

After discussion among the CBAA board, Mr. Zinn made a motion to deny APL #: 000972-2014 Tennismaster Unit 103 at 100 Shipyard Drive and to uphold the Building Official's determination to not void an inspection approval on a re-roof conducted in 2012 to the building. Mr. Gordon seconded. The motion was passed unanimously.

IX. Adjournment.

There being no further business, the meeting adjourned at 7:00 p.m.

Submitted by Eileen Wilson, Senior Administrative Assistant

Approved by: _____
Ling Graves, Chairman

CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS

Proposed 2015 SCHEDULE

	Meeting Date	Application Deadline
January	27	13
February	24	10
March	24	10
April	28	14
May	26	12
June	23	9
July	28	14
August	25	11
September	22	8
October	27	13
November	24	10
December	22	8

All meetings to be held on the 4th Tuesday at **5:30 pm** in Council Chambers
unless otherwise noted

TOWN OF HILTON HEAD ISLAND

Community Development Department

TO:	Construction Board of Adjustments and Appeals
FROM:	Bob Klein, Building Official
CC:	Jill Foster, Deputy Director of Community Development
CC:	Brian Hulbert, Staff Attorney
DATE	January 27, 2015
SUBJECT:	Metropolitan Hotel Rear Building 11 Lemoyne Avenue

Recommendation:

Town staff recommends that the Construction Board of Adjustments and Appeals (CBAA) concur with the Building Official's determination that the structure known as Metropolitan (rear building) located at 11 Lemoyne Avenue, Hilton Head Island is an unsafe structure and that the structure needs to be demolished or otherwise made safe.

Background:

Spring 2009 - Various citations had been issued to the hotel for unsanitary, unsightly and unsafe conditions, failure to maintain the fire alarm system, obstructions to exit ways, and blocked open fire doors. All issues are resolved at that time.

November 2009 - Code Enforcement noticed the hotel closed around this time. A contact number was placed on the hotel's door. Contacts for the hotel since 2009 have switched to various people, making it difficult to obtain results for compliance. At one point, we were directed to deal with the bank who was trying to resolve the issues. In addition, the hotel appears to have been for sale for several months with no purchasers.

December 2009 - Code Enforcement received a complaint regarding trash, landscape debris and junk furniture. A contact for the hotel was notified to resolve the issue. Even though the hotel was 'closed,' it appeared some rooms were being occupied. This issue was resolved at this time.

December 2009 - January 2010 – Town staff members (Joheida Fister, Brian Hulbert, Jill Foster, Bob Klein, Connie Pratt, Waymon Durden, Charlie Forton, and Al Hanzilek) have performed several inspections of the building and noted numerous code violations involving mold, leaking water pipes, general maintenance, paint issues, and fire code issues. The Building Official talked to Mr. Chris Roberts, General Manager for the hotel, who said he'd resolve the issues. All issues are resolved at that time.

February 17, 2012 The Building Official determined the building was unsafe, to prohibit anyone from entering the building other than to make repairs or to make the building safe. Many of the units had been compromised on all floors and there was evidence of vagrants throughout. The issues were resolved within 2 days and the unsafe sign remained posted until the new sign was posted on August 4, 2014. Building Official kept the sign posted to ensure the building is secured.

July 2012 - December 2014 – Periodic field checks were conducted by the town staff to ensure the building was secured and in compliance with the Municipal Code. Any issue noted was reported to the hotel contact who dealt with the issue.

August 2014 - A determination was made by the Building Official that the rear building of the Metropolitan is unsafe. First notice of the unsafe structure was sent on August 5, 2014 via certified mail and hand delivered (please see attachment 1).

October 2014 - A request was submitted for an extension of 60 days in order to allow time to submit an action plan to remodel the back building. The Building Official orally approved an extension until December 4, 2014.

December 4, 2014 – The owners and representatives failed to submit an action plan or obtain the necessary permits required to complete the work to make the building safe or be demolished with the exception of the electrical permit. They did obtain an electrical permit to do some of the necessary electrical work. Even though this work has not yet been scheduled for inspection. Town staff noted in the field it was completed.

December 23, 2014; a notice of show cause hearing was sent via certified mail and hand delivered (please see attachment 2).

December 23, 2014 to Present- Field investigations show no progress or resolution of safety issues.

Bob is still in discussions with the owners about the renovations. They have reported that they have hired a contractor for cost estimates.

Summary:

The integrity of Metropolitan (rear building) has been compromised and poses danger to the general public.

1. The exterior guardrails consisting of wood frame and vinyl siding show substantial signs of disrepair. Sections of the guardrails are missing, or have become loose and could potentially become airborne or fall to the ground, becoming a life safety issue for any persons in the area.

2. The main entrance ceiling drywall has been compromised and is sagging. This appears to have been caused by a water leak in the roof. I am concerned that the ceiling could fall at any moment causing potential harm to the public.
3. Town staff contacted the electrician several times to schedule an inspection but has failed to respond. To date the electrical work has not officially been inspected.
4. There are concerns as to the structural integrity of the roofing system. These concerns stem from the observance of water damage appearing in various locations in the third floor rooms, including the ceilings in several rooms. In addition it has been noted the appearance of vagrancy due to several beer bottles and cans on the roof. If the structural integrity of the roof is compromised the safety of anyone on the roof maybe compromised.

TOWN OF HILTON HEAD ISLAND

One Town Center Court, Hilton Head Island, S.C. 29928

(843) 341-4600 Fax (843) 842-7728

www.hiltonheadislandsc.gov

Drew A. Laughlin
Mayor

August 4, 2014

William D. Harkins
Mayor ProTem

Mr. Lee Saylor
General Manager
Metropolitan Hotel
11 Lemoyne Avenue
Hilton Head Island, SC 29938-6673

By Hand Delivery

Council Members

Wm. Lee Edwards
Marc A. Grant
Kimberly W. Likins
John J. McCann
George W. Williams, Jr.

Mr. Remo Polselli
Owner of Record for Metropolitan Hotel
55 SE. Long Lake Road, Suite 204
Troy, Michigan 48085-4738

By Registered Mail

Stephen G. Riley
Town Manager

RE: **OFFICIAL NOTICE TO COMMENCE REPAIRS, DEMOLITION, OR REMOVAL OF UNSAFE STRUCTURE**

Description: 11 LEMOYNE AVENUE, HILTON HEAD ISLAND, SOUTH
CAROLINA: Tax ID: R553 018 000 240D 000. Owner of Record:

Dear Mr. Poselli and Mr. Saylor:

Beaufort County tax records indicate that Mr. Poselli is the current owner of the structure identified as the Metropolitan Hotel, rear building, at 11 Lemoyne Avenue, Hilton Head Island, SC 29928. I understand that Mr. Lee Saylor is the current General Manager of the property. You are each hereby officially notified that the structure has been declared to be an unsafe structure pursuant to Section 9-8-10 of the Municipal Code of the Town of Hilton Head Island and Section 116.1 of the International Building Code, 2012 Edition. Additionally, pursuant to Sections 9-8-10 and 9-8-30 of the Municipal Code of the Town of Hilton Head Island, the structure is determined to be a public nuisance.

The Town has been concerned about the safeness of the structure since becoming aware that it was no longer being occupied by guests in November of 2008. Town building inspectors have visited the site on a regular basis since the structure this date and they have observed a steady decline in the condition of the structure as well as the security of the site. Additionally, the Town has received numerous complaints from nearby residents who have expressed concern for the welfare of their property and persons because of the condition of this structure. My concern for the safeness of the structure stems from the apparent failure to maintain both the interior and exterior areas of the structure. The major concerns that I have related to the rear structure include the following:

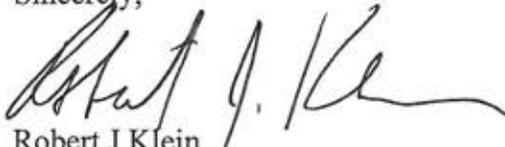
1. The exterior guardrails consisting of wood frame and vinyl siding show substantial signs of disrepair. Sections of the guardrails are missing, or have become loose and could potentially become airborne or fall to the ground, becoming a life safety issue for any persons in the area.
2. The main entrance ceiling drywall has been compromised and is sagging. This appears to have been caused by a water leak in the roof. I am concerned that the ceiling could fall at any moment causing potential harm to the public.
3. The majority of the electrical outlets and switches on the ground floor encompassing the perimeter of the structure are missing the devices and covers, leaving open circuits, which I believe are live since lights were noted being on. This is considered to be an extremely hazardous condition.
4. The rooftop shows signs of vagrancy in that there are several empty beer bottles and cans visible. Consequently, I consider this a potential hazardous condition impacting the safety to the general public. Although the door leading to the rooftop from the Ocean Walk building was secured at the time of the most recent inspection, I still have concerns as to the structural integrity of the roofing system. These concerns stem from the observance of water damage appearing in various locations in third floor rooms, including the ceilings in several rooms.

Accordingly, you are now informed that you are required to commence alterations, repairs, improvements, demolition or removal of the structure within 60 days of the date of this Official Notice.

You are informed that a permit from the Town's Community Development Department must be obtained prior to beginning any repairs, demolition, or removal of the structure. Once a permit is received from the Town, the work to repair, improve, demolish, or remove the structure must be completed within 90 days of obtaining the permit.

Please find enclosed pictures and other pertinent information related to the subject property, to include an attachment of the above referenced sections of the Municipal Code and International Building Code, 2012 Edition. You may also view this Municipal Code Section at www.hiltonheadislandsc.gov. If you have any questions concerning this official notice, please contact me at 843-341-4664.

Sincerely,



Robert J Klein
Building Official

Copy to:
Jill Foster, Deputy Director of Community Services
Brian E. Hulbert, Esquire
Nancy Heath Town Applications/Records Manager
Johaida Fister, Town of Hilton Head Fire and Rescue

Attachment

2012 International Building Code

SECTION 116

UNSAFE STRUCTURES AND EQUIPMENT

[A] **116.1 Conditions.** Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate *means of egress* facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the *building official* deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

[A] **116.2 Record.** The *building official* shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

[A] **116.3 Notice.** If an unsafe condition is found, the *building official* shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the *building official* acceptance or rejection of the terms of the order.

[A] **116.4 Method of service.** Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

[A] **116.5 Restoration.** The structure or equipment determined to be unsafe by the *building official* is permitted to be restored to a safe condition. To the extent that repairs, *alterations* or *additions* are made or a change of occupancy occurs during the restoration of the structure, such repairs, *alterations*, *additions* or change of occupancy shall comply with the requirements of Section 105.2.2 and Chapter 34.

Section 9-8-10. of the Municipal Code of the Town of Hilton Head Island, SC states:

(a) All uninhabited buildings/structures regulated by this chapter which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard or are otherwise dangerous to human life, are for the purposes of this chapter unsafe. Any use of uninhabited buildings/structures constituting a hazard to safety, health or public welfare by reasons of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment are for the purposes of this chapter unsafe uses. All such uninhabited, unsafe buildings/structures or appendages are hereby declared to be public nuisances and shall be abated by alteration, repair, rehabilitation, demolition or removal in accordance with the procedures set forth in this chapter.

(b) It shall be unlawful for any owner or party in interest thereof to keep or maintain any building/structure or part thereof which is an uninhabited, unsafe building/structure as herein defined.

8/4/14

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91 7108 2133 3936 6004 6116



U.S. POSTAGE PITNEY BOWES



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nd, SC 29928

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MR. Remo Polsetti
55 SE Long Lake Rd, Suite 204
Troy, Michigan 48085-4738

STATE OF SOUTH CAROLINA

) IN THE TOWN OF HILTON HEAD ISLAND

)

COUNTY OF BEAUFORT

) AFFIDAVIT OF MAILING TO

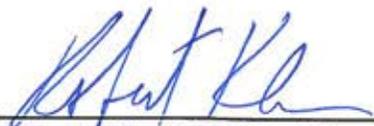
) METROPOLITAN HOTEL (rear building)

) FOR NOTICE OF UNSAFE STRUCTURE

) METROPOLITAN HOTEL

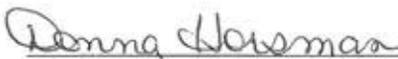
I, the undersigned, am employed by the Town of Hilton Head Island, South Carolina as a Building Official in the Community Development Department. I hereby certify that on the 4th day of August 2014, I mailed to the Respondent, Remo Poselli owner of record for the Metropolitan Hotel by U.S. mail, certified return receipt requested, a notice that the building or structure located at 11 Lemoyne Avenue, Hilton Head Island, South Carolina was inspected on May 20, 2014 and was found to be unsafe. The Respondent was notified that he must demolish, remove, repair or otherwise make the building or structure safe within 90 days.

The notice was mailed to the Respondent Remo Poiselli at the following address: 55 East Long Lake Road, Suite 204, Troy, Michigan 48085-4738. The notice was also hand delivered to the Respondent's General Manager of the property, Mr. Lee Saylor, 36 South Forest Beach Drive, Hilton Head Island, South Carolina 29928. This was the address provided by the Respondent's representative for purposes of mailing a notice of hearing and all related correspondence, or was the address obtained by review of the Beaufort County Tax Records.



Robert Klein, Chief Building Official

Sworn to before me this 4th
Day of August 2014



Notary Public
My Commission Expires:

TOWN OF HILTON HEAD ISLAND

One Town Center Court, Hilton Head Island, S.C. 29928

(843) 341-4600 Fax (843) 842-7728

www.hiltonheadislandsc.gov

Received By:
Carina Herrera
8/5/14.

Drew A. Laughlin
Mayor

August 5, 2014

William D. Harkins
Mayor ProTem

Mrs. Patti Chiacchiero
General Manager

On August 5, 2014 By Hand Delivery

Council Members

Metropolitan Hotel
11 Lemoyne Avenue
Hilton Head Island, SC 29938-6673

Wm. Lee Edwards
Marc A. Grant
Kimberly W. Likins
John J. McCann
George W. Williams, Jr.

Mr. Remo Polselli
Owner of Record for Metropolitan Hotel
55 SE. Long Lake Road, Suite 204
Troy, Michigan 48085-4738

On August 4, 2014 By Registered Mail

Stephen G. Riley
Town Manager

RE: OFFICIAL NOTICE TO COMMENCE REPAIRS, DEMOLITION, OR REMOVAL OF UNSAFE STRUCTURE

Description: 11 LEMOYNE AVENUE, HILTON HEAD ISLAND, SOUTH CAROLINA: Tax ID: R553 018 000 240D 000. Owner of Record:

Dear Mr. Poselli and Mrs. Chiacchiero:

Beaufort County tax records indicate that on Mr. Poselli is the current owner of the structure identified as the Metropolitan Hotel, rear building, at 11 Lemoyne Avenue, Hilton Head Island, SC 29928. I understand that Mrs. Patti Chiacchiero is the current General Manager of the property. You are each hereby officially notified that the structure has been declared to be an unsafe structure pursuant to Section 9-8-10 of the Municipal Code of the Town of Hilton Head Island and Section 116.1 of the International Building Code, 2012 Edition. Additionally, pursuant to Sections 9-8-10 and 9-8-30 of the Municipal Code of the Town of Hilton Head Island, the structure is determined to be a public nuisance.

The Town has been concerned about the safeness of the structure since becoming aware that it was no longer being occupied by guests in November of 2008. Town building inspectors have visited the site on a regular basis since the structure this date and they have observed a steady decline in the condition of the structure as well as the security of the site. Additionally, the Town has received numerous complaints from nearby residents who have expressed concern for the welfare of their property and persons because of the condition of this structure. My concern for the safeness of the structure stems from the apparent failure to maintain both the interior and exterior areas of the structure. The major concerns that I have related to the rear structure include the following:

1. The exterior guardrails consisting of wood frame and vinyl siding show substantial signs of disrepair. Sections of the guardrails are missing, or have become loose and could potentially become airborne or fall to the ground, becoming a life safety issue for any persons in the area.
2. The main entrance ceiling drywall has been compromised and is sagging. This appears to have been caused by a water leak in the roof. I am concerned that the ceiling could fall at any moment causing potential harm to the public.
3. The majority of the electrical outlets and switches on the ground floor encompassing the perimeter of the structure are missing the devices and covers, leaving open circuits, which I believe are live since lights were noted being on. This is considered to be an extremely hazardous condition.
4. The rooftop shows signs of vagrancy in that there are several empty beer bottles and cans visible. Consequently, I consider this a potential hazardous condition impacting the safety to the general public. Although the door leading to the rooftop from the Ocean Walk building was secured at the time of the most recent inspection, I still have concerns as to the structural integrity of the roofing system. These concerns stem from the observance of water damage appearing in various locations in third floor rooms, including the ceilings in several rooms.

Accordingly, you are now informed that you are required to commence alterations, repairs, improvements, demolition or removal of the structure within 60 days of the date of this Official Notice.

You are informed that a permit from the Town's Community Development Department must be obtained prior to beginning any repairs, demolition, or removal of the structure. Once a permit is received from the Town, the work to repair, improve, demolish, or remove the structure must be completed within 90 days of obtaining the permit.

Please find enclosed pictures and other pertinent information related to the subject property, to include an attachment of the above referenced sections of the Municipal Code and International Building Code, 2012 Edition. You may also view this Municipal Code Section at www.hiltonheadislandsc.gov. If you have any questions concerning this official notice, please contact me at 843-341-4664.

Sincerely,



Robert J Klein
Building Official

Copy to:
Jill Foster, Deputy Director of Community Services
Brian E. Hulbert, Esquire
Nancy Heath Town Applications/Records Manager
Joheida Fister, Town of Hilton Head Fire and Rescue



Patti Chiacchiero
President/CEO /RO

Phone: 843-785-1963
pchiacchiero@ieexchanges.com

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Carina

TOWN OF HILTON HEAD ISLAND

One Town Center Court, Hilton Head Island, SC 29928
(843) 341-4600 Fax (843) 842-7728
www.hiltonheadislandsc.gov

David Bennett
Mayor

December 23, 2014

William D. Harkins
Mayor ProTem

Mrs. Patti Chiacchiero
General Manager/International Educational Exchange
Metropolitan Hotel
11 Lemoyne Avenue
Hilton Head Island, SC 29938-6673

by: **Hand Delivery**

Council Members

Wm. Lee Edwards
Marc A. Grant
Thomas W. Lennox
Kim W. Likins
John J. McCann

Mr. Remo Polselli
Owner of record for Metropolitan Hotel
55 SE. Long Lake Road, Suite 204
Troy, Michigan 48085-4738

via: **Registered Mail**

Stephen G. Riley
Town Manager

RE: OFFICIAL NOTICE for a Show Cause Hearing in regard to:

Description: 11 Lemoyne Avenue, Hilton Head Island, South Carolina
Tax ID: R#553 018 000 240D 0000
Owner of Record: Remo Polselli

Dear Mr. Polselli and Mrs. Chiacchiero:

On August 4, 2014 the Town provided you Official Notice, by way of written correspondence delivered by certified mail, that the building or structure located at the above address has been declared unsafe and, therefore, declared to be a public nuisance. Beaufort County tax records indicate that Mr. Remo Polselli is the current owner of the building or structure.

In the Official Notice, I requested that you commence alterations, repairs, improvements, demolition or removal of the building or structure within 60 days of that Official Notice. I detailed several items which required action to make the structure safe. The 60 day time period ended on October 4, 2014.

On October 4, 2014 you requested an extension of 60 days in order to allow time for you to submit an action plan to remodel the back building. I orally approved an extension until December 4, 2014. To date you have failed to submit an action plan or obtain the necessary permits required to complete the work to make the building safe or be demolished. You did obtain an electrical permit to allow you to do some of the necessary electrical work; however, this work has not yet been scheduled for inspection.

The property was re-inspected by the Town on December 9, 2014 and again on December 15, 2014. During each of these inspections it was observed that none of the issues addressed in the August 4, 2014 Official Notice have been addressed in the time frame given. This time frame includes the extension of the additional 60 days.

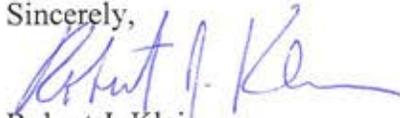
In addition no action plan to commence alterations, repairs, improvements, demolition or removal of the building or structure, or otherwise abate the public nuisance has been submitted.

This letter shall serve as an **Official Notice that a hearing with the Construction Board of Adjustments and Appeals will be held on, January 27, 2015 at 5:30pm** in Benjamin M. Racussin Council Chambers, One Town Center Court, Hilton Head Island, South Carolina. This Hearing is to provide you, as the owner of the property, an opportunity to show cause as to why the building or structure should not be demolished or otherwise made safe. You are invited to attend the hearing in person or through an attorney or other designated representative.

In accordance with Section 9-8-100 of the Municipal Code of the Town of Hilton Head Island, you may submit an answer or response to the determination by the Building Official that the structure is unsafe and that it must be made safe or demolished. Any answer should be submitted on or before January 12, 2015 in order to ensure it is included with the agenda package that will be submitted to the Board. You may provide additional matters or materials to the Board at the hearing if you desire.

If you have any questions concerning this official notice, please contact me at 843-341-4664.

Sincerely,



Robert J. Klein
Building Official

Copy to:
Charles Cousins, Director of Community Development
Jill Foster, Deputy Director of Community development
Brian E. Hulbert, Esquire
Gregg Alford, Esquire

TOWN OF HILTON HEAD ISLAND

One Town Center Court, Hilton Head Island, S.C. 29928

(843) 341-4600 Fax (843) 842-7728

www.hiltonheadislandsc.gov

Received By:
Carina Herrera
8/5/14.

Drew A. Laughlin
Mayor

August 5, 2014

William D. Harkins
Mayor Pro Tem

Mrs. Patti Chiacchiero
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On August 5, 2014 By Hand Delivery

Council Members

Metropolitan Hotel
11 Lemoyne Avenue
Hilton Head Island, SC 29938-6673

Wm. Lee Edwards
Marc A. Grant
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John J. McCann
George W. Williams, Jr.

Mr. Remo Poselli
Owner of Record for Metropolitan Hotel
55 SE. Long Lake Road, Suite 204
Troy, Michigan 48085-4738

On August 4, 2014 By Registered Mail

Stephen G. Riley
Town Manager

RE: OFFICIAL NOTICE TO COMMENCE REPAIRS, DEMOLITION, OR REMOVAL OF UNSAFE STRUCTURE

Description: 11 LEMOYNE AVENUE, HILTON HEAD ISLAND, SOUTH
CAROLINA: Tax ID: R553 018 000 240D 000. Owner of Record:

Dear Mr. Poselli and Mrs. Chiacchiero:

Beaufort County tax records indicate that on Mr. Poselli is the current owner of the structure identified as the Metropolitan Hotel, rear building, at 11 Lemoyne Avenue, Hilton Head Island, SC 29928. I understand that Mrs. Patti Chiacchiero is the current General Manager of the property. You are each hereby officially notified that the structure has been declared to be an unsafe structure pursuant to Section 9-8-10 of the Municipal Code of the Town of Hilton Head Island and Section 116.1 of the International Building Code, 2012 Edition. Additionally, pursuant to Sections 9-8-10 and 9-8-30 of the Municipal Code of the Town of Hilton Head Island, the structure is determined to be a public nuisance.

The Town has been concerned about the safeness of the structure since becoming aware that it was no longer being occupied by guests in November of 2008. Town building inspectors have visited the site on a regular basis since the structure this date and they have observed a steady decline in the condition of the structure as well as the security of the site. Additionally, the Town has received numerous complaints from nearby residents who have expressed concern for the welfare of their property and persons because of the condition of this structure. My concern for the safeness of the structure stems from the apparent failure to maintain both the interior and exterior areas of the structure. The major concerns that I have related to the rear structure include the following:

1. The exterior guardrails consisting of wood frame and vinyl siding show substantial signs of disrepair. Sections of the guardrails are missing, or have become loose and could potentially become airborne or fall to the ground, becoming a life safety issue for any persons in the area.
2. The main entrance ceiling drywall has been compromised and is sagging. This appears to have been caused by a water leak in the roof. I am concerned that the ceiling could fall at any moment causing potential harm to the public.
3. The majority of the electrical outlets and switches on the ground floor encompassing the perimeter of the structure are missing the devices and covers, leaving open circuits, which I believe are live since lights were noted being on. This is considered to be an extremely hazardous condition.
4. The rooftop shows signs of vagrancy in that there are several empty beer bottles and cans visible. Consequently, I consider this a potential hazardous condition impacting the safety to the general public. Although the door leading to the rooftop from the Ocean Walk building was secured at the time of the most recent inspection, I still have concerns as to the structural integrity of the roofing system. These concerns stem from the observance of water damage appearing in various locations in third floor rooms, including the ceilings in several rooms.

Accordingly, you are now informed that you are required to commence alterations, repairs, improvements, demolition or removal of the structure within 60 days of the date of this Official Notice.

You are informed that a permit from the Town's Community Development Department must be obtained prior to beginning any repairs, demolition, or removal of the structure. Once a permit is received from the Town, the work to repair, improve, demolish, or remove the structure must be completed within 90 days of obtaining the permit.

Please find enclosed pictures and other pertinent information related to the subject property, to include an attachment of the above referenced sections of the Municipal Code and International Building Code, 2012 Edition. You may also view this Municipal Code Section at www.hiltonheadislandsc.gov. If you have any questions concerning this official notice, please contact me at 843-341-4664.

Sincerely,



Robert J Klein
Building Official

Copy to:
Jill Foster, Deputy Director of Community Services
Brian E. Hulbert, Esquire
Nancy Heath Town Applications/Records Manager
Johaida Fister, Town of Hilton Head Fire and Rescue



Patti Chiacchiero
President/CEO /RO

Phone: 843-785-1963
website: www.ieexchanges.com

J-1 Visa Sponsor
Work & Travel
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55 New Orleans Road
210 Fountain Center
Hilton Head Island, SC 29928

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www.ieexchanges.com

Brendan . 785 1963 .

Carina



TOWN OF HILTON HEAD ISLAND
SOUTH CAROLINA
BUILDING PERMIT #:

ELECC-002187-2014

Date Issued:	09/24/2014	Parcel ID:	R553 018 000 240D 0000	Permit Fee:	\$35.00	Value of Construction	\$0.00
Address:	Street # & Street Name 11 Lemoyne Avenue, BLDGB	Lot #		Subdivision:	S Forest Beach	Building #	Unit #
Type of Construction	Electrical Work	Occupancy:	Other	Flood Zone/Minimum Finished Floor Elevation:	A7(14)		

Scope of Work: METROPOLITAN BACK BUILDING / BLANK OFF BOXES WHERE FIRE ALARM STATION WERE REMOVED OUTSIDE, REPLACE BROKEN BOX WHERE POLE LIGHT WAS REMOVE

Heated Square Ft.	Unheated Square Ft	Total Square Ft	Number of Units
Stories	Exterior Finish	Square Feet of Pool	Fireplaces
Bedrooms	Roofing Type	Septic Tank #	Fire Alarm System
Bathrooms	Heating/Air	Elevators	Fire Sprinkler
Total Rooms	Type of Fuel		

Name	Address	City, State	ZIP Code	Phone
Owner:	OCEAN WALK SUITES Box 7634	Hilton Head Island, SC	29928	843-689-3115
Contractor:	RANDY MAY ELECTRIC INC	Hilton Head Island, SC	29938	843-689-3115
Applicant:	RANDY MAY ELECTRIC INC	Hilton Head Island, SC	29938	843-689-3115

I acknowledge the following: All work must comply with Town of Hilton Head Island adopted codes.

This is in a special flood hazard zone

Conditions of the Approval:

Town Staff conditions are included, additional pages may be attached.

Print Name: _____ Signature: _____ Date: _____

Expiration: Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

If you have questions or concerns regarding this permit, please call the Community Development Department at 843-341-4757.

Enclosure: Metropolitan Hotel

Attachment

2012 International Building Code

SECTION 116

UNSAFE STRUCTURES AND EQUIPMENT

[A] 116.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate *means of egress* facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the *building official* deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

[A] 116.2 Record. The *building official* shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

[A] 116.3 Notice. If an unsafe condition is found, the *building official* shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the *building official* acceptance or rejection of the terms of the order.

[A] 116.4 Method of service. Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

[A] 116.5 Restoration. The structure or equipment determined to be unsafe by the *building official* is permitted to be restored to a safe condition. To the extent that repairs, *alterations* or *additions* are made or a change of occupancy occurs during the restoration of the structure, such repairs, *alterations*, *additions* or change of occupancy shall comply with the requirements of Section 105.2.2 and Chapter 34.

Section 9-8-10. of the Municipal Code of the Town of Hilton Head Island, SC states:

(a) All uninhabited buildings/structures regulated by this chapter which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard or are otherwise dangerous to human life, are for the purposes of this chapter unsafe. Any use of uninhabited buildings/structures constituting a hazard to safety, health or public welfare by reasons of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment are for the purposes of this chapter unsafe uses. All such uninhabited, unsafe buildings/structures or appendages are hereby declared to be public nuisances and shall be abated by alteration, repair, rehabilitation, demolition or removal in accordance with the procedures set forth in this chapter.

(b) It shall be unlawful for any owner or party in interest thereof to keep or maintain any building/structure or part thereof which is an uninhabited, unsafe building/structure as herein defined.



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Construction Board of Adjustments and Appeals
FROM: Bob Klein, Building Official
DATE: January 27, 2015
SUBJECT: APL #: 001953-2014

Staff has received an appeal from property owner Vince Buontempo, at 100 Shipyard Drive, Unit 103 (attachment 1). The appeal requests that since the attic fans have been installed, Units 103 and 104 have been made “less safe” as a fire could pass between units and be escalated by the addition of the fans. Mr. Buontempo is requesting either the fans be removed or the fire wall between the two units be completed.

Background:

I became aware of the concern from owner Vince Buontempo, in a September 1, 2014 letter requesting a removal of attic fans. Mr. Buontempo’s concern was that the power actuated attic fans of his two story building unit 103, is making the building less safe. Subsequently on October 13, 2014, an appeal was filed requesting removal of fans or completion of fire walls.

Findings of Fact

1. I, Bob Klein, am the Building Official for the Town of Hilton Head Island.
2. The power actuated vents were added and the roof was replaced in 2012 and received an inspection approval by the town.
3. After receiving his September letter, I conducted a field check of Unit 103, via an attic access with Mr. Buontempo on October 17, 2014. I found a partially completed 5/8 type X Firewall attached to the party walls, noting no 5/8 type X had been completed to the underside of the roof sheathing lying 4 feet to each side (which is a standard way to build a Firewall separation).
4. As a result of the inspection I directed staff to inspect the entire complex to confirm whether they were completed in accordance with the building code in effect at the time they were constructed. Chris Yates, Chief Inspector, documented and inspected all 12 buildings and each of the Units on October 22, 2014. We found that the Firewalls are either partially constructed or not constructed at all.
5. A letter to the Tennismaster Board President John Zink was sent on November 4, 2014 requesting they take action to complete the Firewalls in all 12 buildings in accordance with the building code (attachment 2).
6. Tennismaster representative Ron Fenstermaker with IMC Resort Services was also contacted by me on November 24, 2014 via email. Ron has met with the President of the Board of Directors John Zink and confirmed in an email (attachment 3) that Tennismaster has hired an engineer Jay Owen who will submit an approved fire separation wall and bring all buildings in compliance.

7. On December 22, 2014 I met with Jay Owen and an associate, at his request. Jay is currently drafting a proposal to resolve the Firewalls at Tennismaster.

Conclusions of Law

1. Based on the inspection with Mr. Buontempo, I determined that the addition of the power actuated vents could accelerate a fire between the 2 Units due to the lack of a code compliant Firewall between units 103 and 104.
2. Based on inspections conducted over the entire complex, I determined that all fire walls in the 12 buildings must be completed, which would render the buildings to be safe from fire hazard.

The record as attached consists of the following documents:

- 1) Appeal Application
- 2) 100 Shipyard Drive Tennismaster signed request for repairs
- 3) Email from Ron Fenstermaker confirming will comply

Staff reserves the right to submit additional documents.

If you have any questions, please contact Bob Klein at 341-4664 or bobk@hiltonheadislandsc.gov.

TOWN OF HILTON HEAD ISLAND
Community Development Department
1 Town Center Court
Hilton Head Island, SC 29928
843-341-4787

10/13/14 Pd.
ck # 1222
1500
appl fee
Sara

**CONSTRUCTION BOARD OF
ADJUSTMENTS AND APPEALS**

**APPLICATION FOR REQUEST FOR
VARIANCES or APPEALS**

Fee: \$75.00 (Make check payable to the Town of Hilton Head Island)

Meeting Date: _____

Building Permit Number: B1300931

10/13/14
Variance ^{CBAA} - 001779. 2014

Street Address of Property: 100 Ship Yard Drive (Tennis Master) units 103

Owner Name: Vincent Buontempo

Owner Address: 238 Bloomingdale ave Cranford , NJ 07016

Owner Phone Number: 908 8683478

Owner Representative: _____

Representative Address: _____

Representative Phone Number: _____ Email: _____

Description of Request: (Attach description if necessary) CODE SECTION: 34.2.4

"EXISTING BUILDINGS SHALL NOT BE MADE LESS SAFE" ..
The fire wall between units 103 & 104 was never completed
when built. Roof fans were added during a new roof installation.
Both units have been made " Less Safe " as a fire could easily pass
between units and be escalated by thes fans . Either, the fans -
be removed or the fire wall completed .

TOTAL F.E.S.

RECEIVED
BK
10/14/14

September 1, 2014

Township of Hilton Head
1 Town CT. Center
Hilton Head , SC 29928

ATT: Bob Klein - Code Official

REF: Tennis Master Roofing

Dear Bob :

With regards to your statements made in " Conclusions of Law"

The lower roofs have no fire walls between units 102-103 ,however' may have been built to the code of 1978. The upper roofs have a fire wall which was not completed which make these two areas the same with respect to your reasoning in using Chapter 34 of the IBC Code. (Sketch enclosed) The fire wall not being finished between units 103 and 104 would allow fire to move easily from one space to the other and would be forced in by the fans installed there.

If Chapter 34 applies , then the roofer installed those fans in violation of that chapter and in your words " would compromise the safety " of the " Existing Building " .

If you are holding to your position then the fans must be removed. to adhere to Chapter 34 as the installation of fans in the upper roofs would be the same infraction as the static vents in the lower roofs that were denied.

The statements you have made regarding the movement of fire should be attested to by a professional consultant as this is speculation.

Structural damage to a building (attics) is based upon factual information, based in scientific study , with respect to ventilation.

Faxed to : 843 341- 2087

Sincerely,
Vincent A Buontempo

accessible unisex toilet or bathing facility is permitted. The unisex facility shall be located on the same floor and in the same area as the existing facilities.

3409.8.10 Dressing, fitting and locker rooms. Where it is technically infeasible to provide accessible dressing, fitting or locker rooms at the same location as similar types of rooms, one accessible room on the same level shall be provided. Where separate-sex facilities are provided, accessible rooms for each sex shall be provided. Separate-sex facilities are not required where only unisex rooms are provided.

3409.8.11 Check-out aisles. Where check-out aisles are altered, at least one of each check-out aisle serving each function shall be made accessible until the number of accessible check-out aisles complies with Section 1109.12.2.

3409.8.12 Thresholds. The maximum height of thresholds at doorways shall be $\frac{3}{4}$ inch (19.1 mm). Such thresholds shall have beveled edges on each side.

3409.9 Historic buildings. These provisions shall apply to buildings and facilities designated as historic structures that undergo alterations or a change of occupancy, unless technically infeasible. Where compliance with the requirements for accessible routes, entrances or toilet facilities would threaten or destroy the historic significance of the building or facility, as determined by the authority having jurisdiction, the alternative requirements of Sections 3409.9.1 through 3409.9.4 for that element shall be permitted.

3409.9.1 Site arrival points. At least one accessible route from a site arrival point to an accessible entrance shall be provided.

3409.9.2 Multilevel buildings and facilities. An accessible route from an accessible entrance to public spaces on the level of the accessible entrance shall be provided.

3409.9.3 Entrances. At least one main entrance shall be accessible.

Exceptions:

1. If a main entrance cannot be made accessible, an accessible nonpublic entrance that is unlocked while the building is occupied shall be provided; or
2. If a main entrance cannot be made accessible, a locked accessible entrance with a notification system or remote monitoring shall be provided.

Signs complying with Section 1110 shall be provided at the primary entrance and the accessible entrance.

3409.9.4 Toilet and bathing facilities. Where toilet rooms are provided, at least one accessible toilet room complying with Section 1109.2.1 shall be provided.

SECTION 3410 COMPLIANCE ALTERNATIVES

3410.1 Compliance. The provisions of this section are intended to maintain or increase the current degree of public safety, health and general welfare in existing buildings while permitting repair, alteration, addition and change of occupancy

without requiring full compliance with Chapters 2 through 33, or Sections 3401.3, and 3403 through 3407, except where compliance with other provisions of this code is specifically required in this section.

3410.2 Applicability. Structures existing prior to [DATE TO BE INSERTED BY THE JURISDICTION. NOTE: IT IS RECOMMENDED THAT THIS DATE COINCIDE WITH THE EFFECTIVE DATE OF BUILDING CODES WITHIN THE JURISDICTION], in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this section or the provisions of Sections 3403 through 3407. The provisions in Sections 3410.2.1 through 3410.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S and U. These provisions shall not apply to buildings with occupancies in Group H or I.

3410.2.1 Change in occupancy. Where an existing building is changed to a new occupancy classification and this section is applicable, the provisions of this section for the new occupancy shall be used to determine compliance with this code.

3410.2.2 Partial change in occupancy. Where a portion of the building is changed to a new occupancy classification, and that portion is separated from the remainder of the building with fire barriers or horizontal assemblies having a fire-resistance rating as required by Table 508.3.3 for the separate occupancies, or with approved compliance alternatives, the portion changed shall be made to conform to the provisions of this section.

Where a portion of the building is changed to a new occupancy classification, and that portion is not separated from the remainder of the building with fire barriers or horizontal assemblies having a fire-resistance rating as required by Table 508.3.3 for the separate occupancies, or with approved compliance alternatives, the provisions of this section which apply to each occupancy shall apply to the entire building. Where there are conflicting provisions, those requirements which secure the greater public safety shall apply to the entire building or structure.

3410.2.3 Additions. Additions to existing buildings shall comply with the requirements of this code for new construction. The combined height and area of the existing building and the new addition shall not exceed the height and area allowed by Chapter 5. Where a fire wall that complies with Section 705 is provided between the addition and the existing building, the addition shall be considered a separate building.

3410.2.4 Alterations and repairs. An existing building or portion thereof, which does not comply with the requirements of this code for new construction, shall not be altered or repaired in such a manner that results in the building being less safe or sanitary than such building is currently. If, in the alteration or repair, the current level of safety or sanitation is to be reduced, the portion altered or repaired shall conform to the requirements of Chapters 2 through 12 and Chapters 14 through 33.

3410.2.4.1 Flood hazard areas. For existing buildings located in flood hazard areas established in Section 1612.3, if the alterations and repairs constitute substan-

ATT; BOB Klein Code Official

Fans were installed after the original permit was taken according to your affidavit submitted to the LLR and your insistence that Chapter 34 of the IBC applies to this development only; and all others built prior to 1983. Therefore the fans were installed in violation of Chapt 34.

They must be removed as a fire in the upper attic, in your terms, will "escalate any fire between units" without an effective fire walls

Up-dated:

September 10, 2014

September 17, 2014

continuous soffit intake

Common attic no exit vents, denied as per Chpt 34 no fire wall

ATTIC

continuous intake vents

Bedroom 102

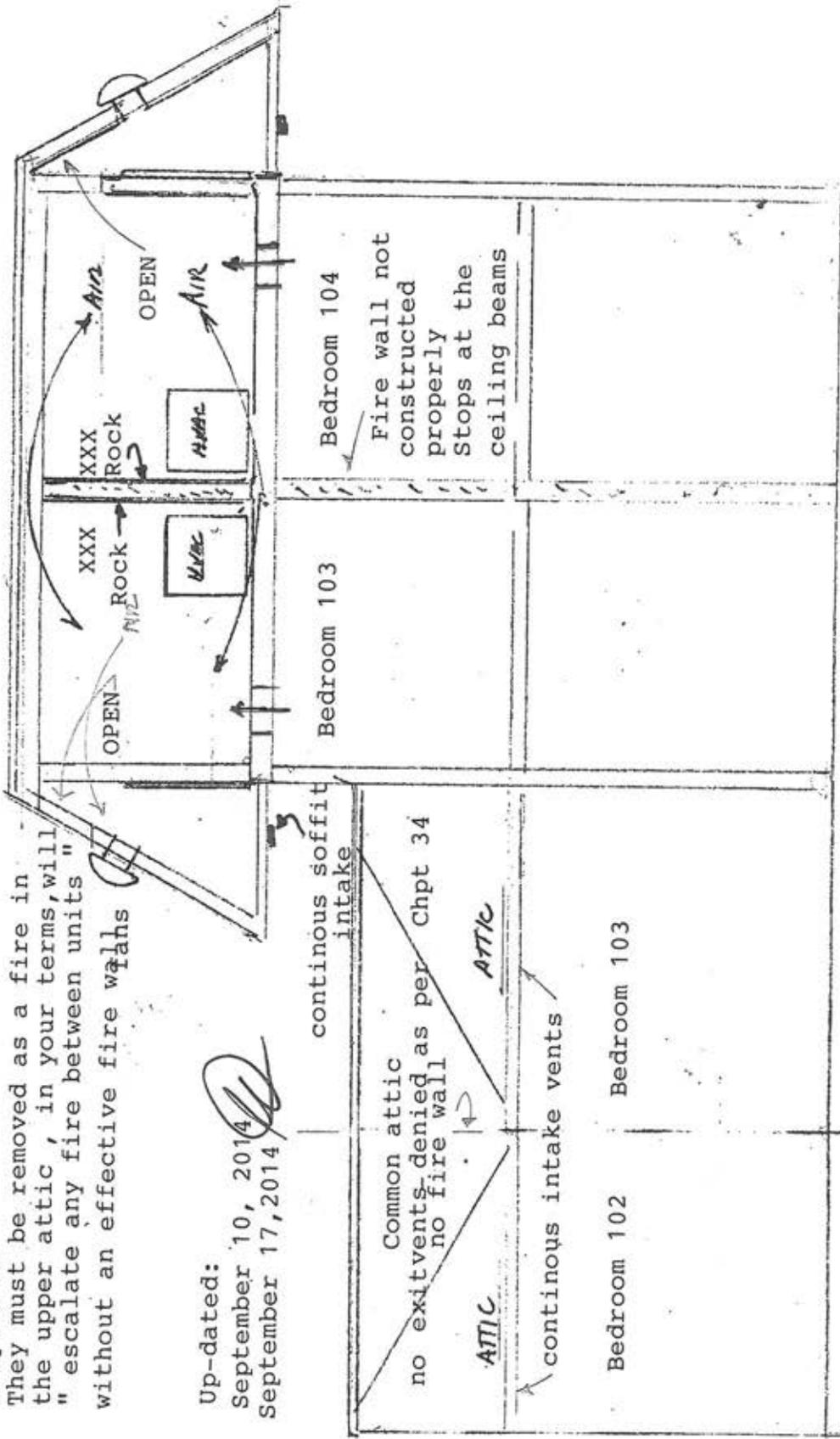
Bedroom 103

Bedroom 103

Bedroom 104

Fire wall not constructed properly Stops at the ceiling beams

The fire wall starts on top of the ceiling beam and stops at the rafter which allows under and over access to fire



Unit 102

Unit 103

Unit 104

THE SKETCH SUBMITTED SHOWS A REAL DANGER TO ALL CONCERNED AND PERHAPS LIABILITY ALSO
Tennis Master Hilton Head Island SC

NOTE: These are Draft Minutes and will not be Approved until the Board officially meets again.

THE TOWN OF HILTON HEAD ISLAND CONSTRUCTION BOARD OF ADJUSTMENT & APPEALS MINUTES

Date of Meeting: Tuesday, July 22, 2014

Members Present: Chauncey Burtch (left after 20 minutes), Neil Gordon, Ling Graves, Michael Lynes, Randy May, Jay Owen, Robert Zinn

Members Absent: Frank Guidobono, Joe Nix, Gary Schmidt, Robert Tanner

Town Staff Present: Jill Foster, *Deputy Director Community Development*; Bob Klein, *Building Official*

I. Call to Order

Chairman Graves called the meeting to order at 5:30 p.m.

II. FOIA Compliance

Public notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

III. Wireless Telephone Usage. Please turn off all wireless devices so as not to interrupt the meeting.

IV. Approval of Agenda. Agenda approved as presented.

V. Approval of Minutes. The minutes of May 15, 2014 were approved as presented.

VI. Appearance by Citizens on Items Unrelated to Today's Agenda. None

VII. Unfinished Business.

The Public Hearing for Edgewater at Broad Creek, 70 Verbena Lane, Building F has been postponed to the September 23, 2014 CBAA meeting.

VIII. New Business.

APL #:000972-2014 Tennismaster Unit 103/100 Shipyard Drive. Staff has received an appeal from property owner Vince Buontempo. The appeal requests the CBAA reverse the Building Official's decision to not void an inspection approval on a re-roof conducted in 2012 to the building. Mr. Buontempo's intention is that he wants to make his bedroom cooler by venting the attic. Mr. Buontempo joined the meeting via telephone.

Bob Klein presented findings of facts and the nine attachments that were mailed to the CBAA board members prior to the meeting.

Specific items discussed:

- The Tennismaster building with Unit 103 was constructed in 1978.
- A field check of Unit 103 revealed a lack of firewall between Unit 103 and 102 adjacent unit. There was no evidence of any firewall construction to the

underside of the roof sheathing. With a lack of firewall, venting of the existing roof as suggested would escalate any fire between the two units.

- The roof was replaced in 2012 and received an inspection approval.
- A letter and site visit from Owens Corning confirms the warranty is in place on the roof and is valid with the existing unvented spaces and did not require extra venting.
- Chapter 34 of the 2006 IBC does not allow alterations or repairs that would result in the building being less safe or sanitary than such building is currently.

Mr. Buontempo's concern is the lack of ventilation to the roof in his master bedroom which is a single story section of a two story building in Tennismaster. Mr. Buontempo stated that he is trying to prevent mold, dry rot, moisture and damage to insulation in his unit. Mr. Buontempo also stated he is trying to have installation of proper ventilation so the shingles will last. Mr. Buontempo does not agree with the finding in Chapter 34 and inquired as to when Chapter 15 is applied - in particular Section 1503. Mr. Buontempo stated that inadequate venting invalidates the warranty - a warranty does not trump the code.

After discussion among the CBAA board, Mr. Zinn made a motion to deny APL #: 000972-2014 Tennismaster Unit 103 at 100 Shipyard Drive and to uphold the Building Official's determination to not void an inspection approval on a re-roof conducted in 2012 to the building. Mr. Gordon seconded. The motion was passed unanimously.

IX. Adjournment.

There being no further business, the meeting adjourned at 7:00 p.m.

Submitted by Eileen Wilson, Senior Administrative Assistant

Approved by: _____
Ling Graves, Chairman

THE TOWN OF HILTON HEAD ISLAND
CONSTRUCTION BOARD OF ADJUSTMENTS & APPEALS
Regular Meeting

Ling Graves, Chairman
Frank Guidobono, Vice Chairman
Robert Tanner
Joe Nix
Neil Gordon
Michael Lynes



Gary M. Schmidt
Jay R. Owen
Robert Zinn
Chauncey Burtch
Randy May

REVISED AGENDA
Tuesday, July 22, 2014
at 5:30 p.m. in

Revised meeting location to Conference room 3 in Town Hall

I. CALL TO ORDER

II. FREEDOM OF INFORMATION ACT COMPLIANCE

Public notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

III. WIRELESS TELEPHONE USAGE

Please turn off all wireless devices so as not to interrupt the meeting.

IV. APPROVAL OF AGENDA

V. APPROVAL OF MINUTES

Approval of CBAA minutes of May 15, 2014

VI. APPEARANCE BY CITIZENS ON ITEMS UNRELATED TO TODAY'S AGENDA

VII. UNFINISHED BUSINESS

PUBLIC HEARING

a) **Edgewater at Broad Creek, 70 Verbena Lane, Building F**

NOTE: Edgewater at Broad Creek is being removed from the agenda and rescheduled for the August 26th CBAA meeting at 5:30pm

VIII. NEW BUSINESS

PUBLIC HEARING

a) **APL #: 000972-2014 Tennismaster Unit 103/100 Shipyard Drive**

IX. ADJOURNMENT

Please note that a quorum of Town Council may result if four (4) or more Town Council members attend this meeting.

**THE TOWN OF HILTON HEAD ISLAND
CONSTRUCTION BOARD OF ADJUSTMENT & APPEALS MINUTES**

Date of Meeting: Thursday, May 15, 2014

Members Present: Frank Guidobono, Neil Gordon, Ling Graves, Michael Lynes, Randy May Jay Owen, Gary Schmidt, Robert Tanner,

Members Absent: Chauncey Burtch, Joe Nix, Robert Zinn

Town Staff Present: Jill Foster, *Deputy Director Community Development*; Bob Klein, *Building Official*; Brian Hulbert, *Staff Attorney*; Chris Yates, *Building Inspector*

I. Call to Order

Chairman Graves called the meeting to order at 3:00 p.m.

II. FOIA Compliance

Public notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

III. Swearing in of CBAA Members. Mayor Laughlin performed the swearing in of the eight members that were present.

IV. Election of Chairman and Vice Chairman. Mr. Gordon nominated Mr. Ling for Chairman. Mr. Owen Seconded. The motion passed unanimously. Mr. Gordon nominated Mr. Guidobono for Vice Chairman. Mr. Owen Seconded. The motion passed unanimously.

V. Approval of Agenda. Approved as presented.

VI. Approval of Minutes

The minutes of February 28, 2012 were approved as presented.

VII. Appearance by Citizens on Items Unrelated to Today's Agenda. None

VIII. Unfinished Business. None

IX. New Business

A. Adopt 2014 CBAA Meeting Schedule. The 2014 CBAA Meeting Schedule was approved as presented.

B. Consideration of proposed amendments to CBAA Rules of Procedures. Ms. Jill Foster reviewed various sections of the proposed Rules of Procedures. Mr. Gordon made a motion to approve the Revised Rules of Procedure as presented. Mr. Owen seconded. The motion passed unanimously.

X. Adjournment

There being no further business, the meeting adjourned at 3:45 p.m.

Submitted by Eileen Wilson, Senior Administrative Assistant

Approved by: Approved 7/22/2014
Ling Graves, Chairman



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Construction Board of Adjustments and Appeals
FROM: Bob Klein, Building Official
DATE: July 8, 2014
SUBJECT: APL #: 000972-2014

Staff has received an appeal from property owner Vince Buontempo, at 100 Shipyard Drive, Unit 103. The appeal requests the CBAA reverse the Building Official's decision to not void an inspection approval on a re-roof conducted in 2012 to the building. Mr. Buontempo's intention is that he wants to make his bedroom cooler by venting the attic.

Background:

I became aware of a concern from owner Vince Buontempo who resides at 100 Shipyard, Unit 103, in May of 2013. Mr. Buontempo's concern is the lack of ventilation to the roof in his master bedroom which is a single story section of a two story building in Tennismaster. Mr. Buontempo informed me he approached both a roofing contractor, Mr. Dabule (HH Roofing), and Mr. Fenstermaker, the regime's management and property manager, to add static or ridge roof vents at 100 Shipyard Drive, Unit 3, to the lower first floor section of his condo. Both refused to take any action to alter the 34 year old building,

Findings of Fact

1. I, Bob Klein, am the Building Official for the Town of Hilton Head Island.
2. In 1983, the Town first adopted a Building Code (Attachment 2).
3. In 2008, the Town of Hilton Head Island adopted the 2006 *International Building Codes* which includes Chapter 34: Existing Buildings (Attachments 3 & 4). In particular, Chapter 3410 indicates that the chapter 'applies only to structures existing prior to the established date.' Section 3410.2.4 indicates "Alterations and repairs. An existing building or portion thereof, which does not comply with the requirements of this code for new construction, shall not be altered or repaired in such a manner that results in the building being less safe or sanitary than such building is currently."
4. In order to determine the established date of effectiveness of Chapter 34 of the IBC, I discussed the matter with Roger Lowe, Administrator of the South Carolina Building Codes Council. An email from Mr. Lowe indicated the effective date of Chapter 34 is when the Town adopted its first building code (which is October 1983) (Attachment 5).

5. According to Beaufort County Tax Records, the Tennismaster building with Unit 103 was constructed in 1978 (Attachment 6), which was prior to the incorporation of the Town of Hilton Head Island and the effective date of Chapter 34.
6. A field check of Unit 103, via a hole in the wall placed by Mr. Buontempo, indicated there is a lack of any area separation wall (firewall) between the Unit 103 and the adjacent unit. Moreover, there was no evidence of any firewall construction to the underside of the roof sheathing and no 5/8" type X rock on the underside of the roof sheathing lying 4 feet to each side (which is a standard way to build a fire wall separation).
7. The roof was replaced in 2012 and received an inspection approval (Attachment 7). This roof did not alter continuous existing soffit vents that were installed during the original building construction around Unit 103 and the adjacent unit, nor did it add additional vents. Power vents were also added to increase air circulation in a different part of the building. However, there is no attic access to determine if the power vents are currently venting the attic over Unit 103.
8. In 2012, a letter from Owens Corning confirms the System Advantage warranty is in place on the roof (Attachment 8).
9. In 2013, at the request of Mr. Buontempo, two field representatives from Owens Corning conducted a site visit and confirmed that the roof is in conformance with their standards and the warranty on the new roof is valid. It also states that small sections of various buildings had unvented spaces in the units and that Owens Corning will provide a full roof warranty for the complete building to include these unvented spaces (Attachment 9).

Conclusions of Law

1. Chapter 34 of the 2006 International Building Code regulates Tennismaster at 100 Shipyard Drive since it was built prior to 1983.
2. Chapter 34 indicates it does not allow alterations or repairs in such a manner which results in the building being less safe or sanitary than such building is currently. The alteration to the roof proposed by Mr. Buontempo would make this structure less safe because there is no existing area separation wall between the units. With a lack of any area separation wall (firewall) between Unit 103 and the adjacent unit, venting of the existing roof as suggested would escalate any fire between the two units.
3. The roofing manufacturer has established that the roof warranty is valid with the existing unvented spaces and did not require extra venting.
4. Based on these conclusions, I determined that the roof was installed correctly, that further venting as proposed by Mr. Buontempo would compromise safety, and the inspection approval should not be withdrawn.

The record as attached consists of the following documents:

- 1) Appeal Application
- 2) Town Adoption of first Building Code
- 3) Town Adoption of International Building Code (Title 15 Article 2)
- 4) 2006 IBC Chapter 34 Section 3410: Compliance Alternatives
- 5) Email from Roger Lowe defining effective date of Chapter 34
- 6) Beaufort County Tax Records: construction date of dwelling
- 7) Building Permit for roof and Inspection Approval for new roof
- 8) November 12, 2012 letter from Owens Corning
- 9) October 7, 2013 letter from Mel Sancrant, Owens Corning

Staff reserves the right to submit additional documents.

If you have any questions, please contact Bob Klein at 341-4664 or bobk@hiltonheadislandsc.gov.

STATE OF SOUTH CAROLINA)
)
)
)
)
COUNTY OF BEAUFORT)

**AFFIDAVIT OF BOB KLEIN, DIRECTOR OF
BUILDING AND FIRE CODES/
CHIEF BUILDING OFFICIAL**

Personally appeared before me Bob Klein, who being duly sworn under oath deposes and says that:

1. I am over the age of eighteen (18) and competent to make the statements within this Affidavit. These statements are made based on my best recollection and after review of file materials in my possession and are true to the best of my knowledge.

2. I am employed by the Town of Hilton Head as the Director of the Building Division and the Chief Building Official since August 2008. I studied Mechanical Engineering at the State University of New York at Delhi graduating in 1975 and studied Hydronic and Solar Engineering at the University of Colorado at Boulder in 1979. I began my career as a Building Official in Boulder County, Colorado in 1984.

3. On or about May 9, 2013, I received a Complaint filed by Vince Bountempo suggesting his attic was too hot and was not having any luck requesting Tennis Master Villas POA to add additional roof vents to the attic area of his master bedroom, and felt that as the Chief Building Official, I should make them add the roof vents. As the Director of the Building Division and the Chief Building Official for the Town of Hilton Head, I take all complaints filed seriously and thoroughly investigate each and every complaint received. Attached hereto are some but not all, of the pertinent documents and communications as outlined in this affidavit.

4. After a thorough investigation, review of the history of the construction of Tennis Master Villas at Shipyard Plantation, and the Complaint as filed by Vince Bountempo, a brief detail of my findings are detailed below.

5. The Tennis Master Villas at Shipyard Plantation was constructed between 1978 and 1980. This was prior to the incorporation of the Town of Hilton Head in 1983. As such, the current building

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codes and regulations of today are not applicable to the Tennis Master Villas at Shipyard Plantation as it was already constructed, inspected and a Certificate of Occupancy was issued by Beaufort County. In other words, the Tennis Master Villas project was already designed and built according to codes and regulations established in 1978.

6. HHI, Inc., (hereinafter the "Roofing Contractor") was contracted by Tennis Master Villas to re-roof the building that housed Mr. Bountempo's unit. HHI, Inc. obtained an "over-the-counter" permit to re-roof the buildings. However, in addition to the re-roof, HHI, Inc. also installed thermostatically power actuated attic fans in the attics. Mr. Bountempo complained on April 1, 2013 of the electrical wiring for the thermostatically power actuated attic fans and the installation of the fans. Chris Yates, Commercial Combination Inspector for the Town of Hilton Head, investigated this complaint and inspected the installation. Inspector Yates noted that the wiring was not stapled correctly, box connectors were not installed to code or missing and that the junction box was under sized as well. Inspector Yates took numerous photos none of which showed any deterioration or damage to the interior sheathing or framing. Further, Inspector Yates found that no permits or inspections were done on the electrical as installed by the Roofing Contractor. The permits issued were only for a re-roof. During the project of re-roofing, the regime requested that the exhaust fans be added to the attic by HHI, Inc. as an option to the original scope of work. The Roofing Contractor claims they were unaware that a permit would be needed for the exhaust fans. A stop work order and code mandated fines were imposed upon the Roofing Contractor. The Town of Hilton Head made the contractor come into compliance with the current codes for the electrical fans. On May 22, 2013, Kevin Hughes, Town of Hilton Head Island Inspector, conducted an inspection and final on the attic fans which were now code compliant. I was not directly involved, nor did I have direct knowledge of this issue regarding the exhaust fans and their installation as it was dealt with by town staff.

7. Apparently, Mr. Bountempo had been requesting the Tennis Master Villas POA add additional roof vents since the final inspection date of November 21, 2012. It was not until May 9, 2013 when Mr. Bountempo contacted me regarding the roof ventilation, that I began my own investigation

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upon hearing of the circumstances.

8. I responded to the Complaint with the assistance of Inspector Chris Yates and instructed him to research permit records and plans for Tennis Master Villas at Shipyard Plantation on file with Beaufort County, South Carolina. Mr. Yates was unable to locate any permit records or plans. Additionally, Inspector Yates accompanied me on a site visit to view the area in question as documented in Mr. Bountempo's complaint.

9. As a result of the office in Beaufort County, SC not having any records, I visited the Architecture Review Office in Shipyard Plantations to find and review the plans. I took several pictures of the plans and reviewed the code requirements at the time the building was constructed back in 1978-1980. The architectural plans in their file were incomplete and somewhat vague and had no reference to roof ventilation.

10. Between June 4, 2013 through July 2, 2013, I received multiple, multiple communications (i.e. phone calls and emails) from Vince Bountempo regarding the roof ventilation and possible code violations.

11. On or about July 6, 2013, I researched ICC and other websites to identify similar situations related to the roof vents in question and was unable to find such scenarios.

12. I continued to receive numerous communications from Mr. Bountempo between July 10, 2013 and July 31, 2013 citing various requirements and research he conducted with third party contractors to address the ventilation issues.

13. On or about July 23, 2013, I instructed Inspector Chris Yates to contact Mark Dabule, the principal of the Roofing Contractor, to provide our office with the warranty documentation and manufactures approval of the installation of the shingles for the building in question.

14. On or about July 31, 2013 I received communication from Mr. Bountempo advising that he had consulted with Owens Corning and requested that a representative from that company be allowed to view the roof/ventilation area in question.

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15. On August 6, 2013, I faxed a letter to Mr. Bountempo the findings from HHI, Inc. confirming System Advantage Limited Warranty as issued by the manufacturer, Owens Corning.

16. Between August 7, 2013 through August 16, 2013, I received the following documents from Vince Bountempo: (1) a copy of a proposal from HHI, Inc. directed to IMC Resorts Services for Tennis Master Villas, (2) 2006 IBC, Chapter 15 Roofing Requirements documentation, (3) ventilation information from KVA Associates in New Jersey along with local codes, (4) general instructions on roofing, and (5) correspondence from Mr. Bountempo regarding proper ventilation of roof shingles.

17. On or about August 20, 2013, I received a telephone call from Mr. Bountempo and we discussed the items mailed to me.

18. On or about August 21, 2013, I attended a staff meeting that included all of the inspectors for the Town of Hilton Head where we again addressed the issue of the re-roof ventilation for Tennis Master Villas at Shipyard Plantation. The consensus was that the building was built to code during its original construction by Beaufort County. Further, to impose the current code requirements on the re-roof would alter the Certificate of Occupancy and inspections issued by Beaufort County according to the original design, plans and permits.

19. On or about August 22nd and 23rd, 2013, I received email communication as requested from Jennie Mead and Roger Lowe regarding the cutoff date for Section 3412.2 of the 2012 IBC. After the date was confirmed for the 2012 IBC Section 3412.2 and utilizing the same date for 2006 IBC Section 3410.2 in conjunction with 3401.1, 3410.1 and 3410.2.4 in addition to the reference to 8-236 of the South Carolina Code of Regulations (Chapter 8) of the Building Codes Council Regulations, I made my final determination as to the re-roof of the existing building in question at Tennis Master Villas at Shipyard Plantation.

20. On or about August 26, 2013, I had a another discussion with Mr. Bountempo regarding Mr. Dabule of HHI, Inc. and his roofing license and was informed by Mr. Bountempo that he contacted Roger Lowe at LLR regarding Mr. Dabule's license and the roofing issues.

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21. I continued to receive communication and multiple telephone calls between August 26, 2013 and September 9, 2013 from Mr. Bountempo regarding the roof issues.

22. On or about September 17, 2013, I had a meeting with Mel Sancrant and Russ Ault, representatives of Owens Corning, to visit the site in question and discussed with Mr. Bountempo Owens Corning's position to stand by the extended warranty, and that there was adequate ventilation.

23. On or about September 30, 2013, I instructed Chris Yates to request a letter from Mel Sancrant of Owens Corning to confirm the findings from the site visit on September 17, 2013.

24. On or about October 7, 2013, I received a letter from Owens Corning verifying the extended warranty would remain in place and that they found no issues with the ventilation and that the existing ventilation, which consists of continuous soffit vents on each side of the eaves, was adequate since the construction approximately 33 years ago, noting the existing roof rafters and sheathing showed no deterioration over the approximate 33 years since completed.

25. On or about October 15, 2013 I emailed a copy of the letter from Owens Corning to Roger Lowe at the Building Codes Council to which Roger agreed that this report and finding would satisfy Mr. Bountempo's Complaint.

26. On or about October 15, 2013, I received a request from Mr. Bountempo to obtain a copy of the letter from Owens Corning. I faxed a copy of that letter on October 17, 2013, and emailed Roger Lowe a copy as well.

27. On or about October 21, 2013, I received a letter from Mr. Bountempo to discuss the letter and received a follow up call from Mr. Bountempo.

28. I attended a meeting with LLR Investigator, Ronald Brewer, Chris Yates, town attorney Brian Hulbert and attorney Gregory Alford at my office on January 6, 2014.

29. After extensive research of the original construction of the building, site inspections, and review of the current South Carolina building codes and regulations, specifically Chapter 34, I have determined that my division has fully investigated and conducted a proper and thorough inquiry into the complaint filed by Mr. Bountempo, we determined that the re-roofing permit was issued in accordance

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with the applicable codes.

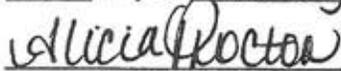
FURTHER AFFIANT SAYETH NOT.

By:


Robert Klein, Director of the Building Division
Chief Building Official

SWORN to before me this

14th day of January, 2014.



Notary Public For South Carolina **ALICIA PROCTOR**
My Commission Expires: ~~Notary Public, State of South Carolina~~
My Commission Expires 9/18/2023

TOWN OF HILTON HEAD ISLAND

One Town Center Court, Hilton Head Island, S.C. 29928

(843) 341-4600 Fax (843) 842-7728

www.hiltonheadislandsc.gov

Drew A. Laughlin
Mayor

William D. Harkins
Mayor ProTem

Council Members

Wm. Lee Edwards
Marc A. Grant
Kimberly W. Likins
John J. McCann
George W. Williams, Jr.

Stephen G. Riley
Town Manager

Mr. John Zink
Tennis Master POA Board of Directors
100 Shipyard Drive, Unit 502
Hilton Head Island SC 29928

November 4, 2014

RE: BCC case 2014-7 Complaint filed at SC LLR.

Dear Mr. Zink:

On October 14, 2014 Hilton Head Island Building Division c/o Bob Klein received a letter of complaint from the Office of Investigations and Enforcement SC Department of Labor, Licensing and Regulations. The complaint was regarding the installation of power ventilation fans in the upper attic spaces of the Tennis Master Villas located at 100 Shipyard Drive, Hilton Head Island, SC. The specific concern is related to Unit 103. The concern is with the fire wall integrity of the attic spaces being violated due to the installed attic fans, which took place during a shingle re-roof of all the units in this complex.

On October 17, 2014 I performed a site visit with Mr. Vince Bountempo at 100 Shipyard Drive, Unit 103. I went into the attic and found that his unit has 5/8" type X rated sheetrock on the assumed fire separation wall between Units 102 and 103. The fire wall appears to be incomplete. There was no rated sheetrock or draft stopping in between the rafters or the ceiling joists to make it a complete system. This would have been required when the unit was originally constructed. Not knowing what Beaufort County approved in 1978, the approximate time that this was constructed, and without any plans or referenced codes from the County, I cannot verify the approved method of the required fire partition wall. I can only rely on my experience from back to 1984, and what was historically done.

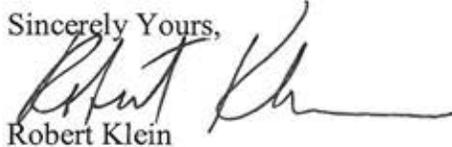
Since the time of this initial site visit, another inspection of the units was conducted on October 22, 2014 by Chief Inspector Chris Yates, Mr. Ron Fenstermaker, Mr. John Zink and I. The inspected units were in Buildings 100, 500 and 600. Again on October 27, 2014 Chief Inspector Chris Yates and Mr. Fenstermaker conducted inspections on the remaining buildings 200, 300, 400, 700, 800, 900, 1000, 1100 and 1200. Based on these inspections, all of the party walls in any given building do not appear to have been constructed the same way, or they are in various stages of completeness.

Based upon the Town's inspections and the observed party wall issues, the Town is requesting that you have a South Carolina licensed design professional inspect and determine the design and construction of the demising walls between the units in the Tennis Master Villas. The design professional's report should be submitted to the Town Building Official no later than December 7, 2014. An action plan for repair of all

identified deficiencies in the Tennis Master Buildings must be submitted to the Town within seven (7) days after the submission of the design professional's report.

Please contact me or Chris Yates at (843) 341-4675, if you have any questions or if you wish to discuss these issues further.

Sincerely Yours,



Robert Klein

Chief Building Official

bobk@hiltonheadislandsc.gov

843-341-4664 office

Copy to:

Jill Foster, Deputy Director of Community Services Development

Brian E. Hulbert, Esquire, Staff Attorney

Nancy Heath, Town Applications/Records Manager

Joheida Fister, Fire Marshal

Ron Fenstermaker, IMC Resort Services

Klein Bob

From: Ron Fenstermaker [REDACTED]
Sent: November 24, 2014 9:00 AM
To: Klein Bob
Cc: Yates Chris
Subject: RE: Tennismaster

Good morning Bob;

It is the intent of the Board of Directors of Tennismaster to comply with all requirements of your letter dated November 4, 2014 regarding the "attic conditions" at Tennismaster, HPR. Being a volunteer Board, with most members who do not live in Hilton Head, it has been difficult to get everyone's schedules to agree. They do have a meeting scheduled for Monday December 1, 2014, at which they will be finalizing their plans for:

1. Hiring a design professional to inspect and design the repairs
2. Selecting a bid list of contractors to obtain prices for this work
3. Devising a plan for funding such a large and unexpected expense for the association
4. Devising a plan for implementation for all of this, including a timeline

The Board of Tennismaster appreciates your patience, and trusts that you understand the hardship that this will cause them and all of the owners at Tennismaster.

Thank you,
Ron Fenstermaker
Managing Agent for Tennismaster, HPR

Ronald A. Fenstermaker, CMCA®, AMS®, PCAM®
President & CEO
IMC Resort Services, Inc., AAMC®
2 Corpus Christi #302
Hilton Head Island, SC 29928
843-785-4775 ext. 109
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From: Klein Bob [<mailto:bobk@hiltonheadislandsc.gov>]
Sent: Wednesday, November 12, 2014 2:57 PM
To: Ron Fenstermaker
Cc: Yates Chris
Subject: Tennismaster

Ron,
I am sending a copy of the letter sent to John Zink President of the Tennis Masters Board of Directors, regarding the fire separation walls at Tennis Master. You had stopped by the office and informed me that the board was willing to resolve all the compromised fire walls in all the buildings. Can you please confirm in an email, and also the boards agreement to

resolve? I would like to include this to the state LLR to show the issue is going to be addressed? This will I believe alleviate the states involvement with this issue knowing it will be resolved.

Thanks,
Bob



Robert Klein CBO
Town of Hilton Head Island
Chief Building Official

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bobk@hiltonheadislandsc.gov
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Hilton Head Island, SC 29928



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