

**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: January 27, 2015
Ling Graves, Chairman