



MEMO TO CITY COUNCIL

Request to Include Topic on the City Council Agenda

From:	Emily Kane, Deputy City Attorney	Meeting Date:	August 24, 2021
Presenter:	Bill Nary	Estimated Time:	.5 minutes
Topic:	No Build Easement and Agreement between City of Meridian and Joseph B. & Carolyn R. Chandler Trust 3/20/20		

Recommended Council Action:

Authorize the Mayor's signature to accept a no build easement from Joseph B. & Carolyn R. Chandler Trust 3/20/20

Background:

The northern exterior wall of a building under construction has been constructed 2.15 feet from the northern property line. Because this wall is an exterior wall with windows and combustible projections, section 705 of the 2018 International Building Code typically requires, among other things, that the wall either meet fire resistance rating, area, protection, and vertical separation specifications, which it does not, or be built at least 20 feet from the property line, which it is not. Rather than require that the wall be torn out and reconstructed with no windows and with fire resistance rating, or that the building be torn down and moved 20 feet from the property line, the Building Official has authorized the correction of this violation by the establishment of a no build easement along the southern property line of the adjacent property, which is owned by the same owner. The no build easement will establish adequate fire separation on a permanent basis, and will allow the building under construction to be completed in its current location.