



We are requesting a variance to section 146-132 (3) j.1. We are requesting that no screening be required for roof fans required for Smoke Evacuation. We have provided sight line studies indicating that the roof fans will not be visible from the Right of Way.

The problem with the required screening is the high probability that the roof fans will have to be relocated and thus the screens will have to be relocated. These roof fans are only required due to a city amendment to the building code. The base building code does not require smoke evacuation, but the city adopted amendment requires smoke evacuation which is the reason for the roof fans. These buildings are being built on a speculative bases (meaning there is no user at this time). Reed Fire Protection was hired to provide criteria for the design the smoke exhaust system. Their report provides specific requirements for the number and placement of the fans (no further than 125 feet apart, no more than 250 feet from any wall, etc.). Since the building is an empty open building with no tenant separation walls, Reed's report is and can only be based on being an empty open building. Once a tenant moves in and subdivides the space, Reed's report will have to be revised and it is most likely that the roof fans will have to be relocated and perhaps additional fans installed. That process will have to be repeated every time a tenant moves in and further subdivides the building.

The owner expects anywhere from 1 to 3 tenants per building. The size of each of these tenants is impossible to know and plan for at this time. So it is also not possible to design a smoke exhaust system that will accommodate anywhere from 1 to 3 tenants of unknown sizes.

While developers are used to having to relocate these smoke exhaust fans, it is McKinney's screening requirement that causes the problem. Unlike most cities, McKinney's screening requirement is not based on sight lines. It simply says that screening is required if any roof equipment is higher than the parapet regardless of whether it can be seen from the street. The screening that is required penetrates through the roof and is welded to the roof structure. Having to relocate that screening every time a fan is relocated is very expensive and damaging to the roof membrane (patching holes where screening is removed and cutting new holes at the new screen location). We do not have this same concern for future RTUs because screens can be mounted directly to the RTUs (no roof penetrations) and can easily be moved with the RTU and owners and designers try very hard not to relocate RTUs if possible.