

# Construction Board of Appeals

Kiawah Island Municipal Center  
Council Chambers Training Room  
September 24, 2018; 10:00 AM

## Minutes

I. **Call to Order:** *Mr. Lingle called the meeting to order at 10:00 am.*

II. **Roll Call:**

**Present:** Andrew Lingle, *Chairman*  
Tom Walkley  
Steve Sager  
Marshall Beverly  
Kevin Haddigan  
Brooks Fullerton  
Ryan Kunitzer

**Also Present:** Bruce Spicher, *Town Building Official*  
Petra Reynolds, *Town Clerk*

III. **Approval of Minutes:**

A. February 8, 2017, Construction Board of Appeals Minutes

*Mr. Lingle made a motion to approve the minutes of the February 8, 2017, Construction Board of Appeals Meeting. The motion was seconded by Mr. Sager and unanimously approved.*

IV. **Citizens' Presentations or Comments:**

None

V. **Old Business:**

None

VI. **New Business:**

- a. Required Annual Meeting
- b. Open discussion for any concerns or issues

Mr. Sager questioned if residential sprinkler systems were a requirement in the State of South Carolina. Chief Kunitzer, Fire Marshal with the St. John's Fire District, responded by explaining that the need is calculated based on a formula of the variable gallons per minute, size requirements, along with other factors. He indicated that sprinkler systems are not mandatory, but there will likely be a push for residential sprinkler systems in the next ten to fifteen years despite the misinformation that is circulated today.

Board members engaged in an in-depth discussion of the need for sprinkler systems as a safety feature when homes, like on Kiawah, have limited access due to mashes and overhanging trees. Mr. Spicher added that during Town's plan review, fire load calculations are done taking into consideration possible fire scenarios that will identify the gallons per minute required in hydrant near the house in the event of a fire.

Also discussed was insurance credit for sprinkler systems, installation of systems, causes of fires that have occurred on the island in the past, construction, and home goods materials that burn faster and can emit toxic fumes. Chief Kunitzer stated that contrary to public belief, the most common cause of fires is cooking, followed by human error. Discussed were examples of human error situations and fires in Bohicket Marina.

**VII. Citizen Comments:**

None

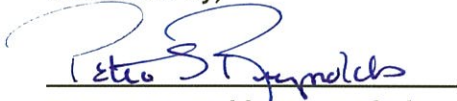
**VIII. Board Member Comments:**

None

**IX. Adjournment:**

Mr. Sager made a motion to adjourn the meeting at 10:10 am. The motion was seconded by Mr. Walkley and was unanimously passed.

Submitted by,

  
\_\_\_\_\_  
Petra S. Reynolds, Town Clerk

1-8-2020  
Date