



August 28, 2009

George Kratzert
780 Eden Road
Lancaster, PA 17601

**Re: 780 Eden Road, Encore Dance Studio
Building Permit No. B09-0627 and Appeal No. A09-01
UCC Board of Appeals Decision of August 17, 2009**

Mr. Kratzert,

The Board of Appeals rendered their decision on August 17, 2009 concerning your appeal for the above referenced matter.

The Board of Appeals decided a variance is not required to utilize natural ventilation since natural ventilation is a design option permitted under Section 401.2, Ventilation required, of the 2006 International Mechanical Code. Consequently, Section 402, Natural Ventilation, of the 2006 IMC may be utilized as a means to provide ventilation to the building's interior environment. Such mechanical design and construction must comply with the appropriate code provisions and be properly documented on the plans and/or specifications. This decision was a result of an appeal of Manheim Code Compliance Department's in-house guideline that restricted the use of natural ventilation to certain occupancy types.

The Board identified the following adjoining spaces of the Encore Dance Studio design: Studio Numbers 4 and 5, Reading Room, and the Men's and Women's toilet rooms, which may require additional means to properly ventilate each space as required by code. The calculations and design information, along with revised plans, shall be submitted to the Code Compliance Department for review and approval. This information shall take into consideration the net free area of exterior openings and include insect screens or louvers. Insect screens are required on any exterior window or door used as a means of providing natural ventilation. All windows must be easily openable and self-supporting.

Paul Frazee made the motion and Lori Dropik seconded. The Board of Appeals voted unanimously 5-0 to approve the motion.

1840 MUNICIPAL DRIVE • LANCASTER, PA 17601-4105

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This decision may be appealed to Lancaster County Court within 30 days of August 17, 2009 and shall be in accordance with 2 PA CSA Subsection 752.

If you have any questions concerning this letter or the hearing you may call me at 569-6406, extension 117.

Sincerely,
Manheim Township Commissioners



Donald C. Forry
Secretary to the Board of Appeals

Sent via Certified and 1st Class Mail

PC: Board of Appeals Members (5)
Aaron Marines, Esquire - legal counsel for appellant
Carol Simpson and Nancy Keebler, Township Commissioners
Michael Rimer, Township Manager
Chris Underhill, Manheim Township Solicitor
Code Compliance Department
Board of Appeals File