



# CITY OF LEEDS, ALABAMA

## CONSTRUCTION VARIANCE BOARD AGENDA

1412 9TH ST, LEEDS, AL 35094

October 08, 2024 @ 5:00 PM

---

**CALL TO ORDER:**

**ROLL CALL:**

**DETERMINATION OF QUORUM:**

**APPROVAL OF MINUTES FROM PREVIOUS MEETING(S):**

**OLD BUSINESS:**

**OTHER BUSINESS:**

1. CV24-00004 - To determine whether the construction of the clubhouse for the Unali subdivision qualifies as residential and falls under the jurisdiction of the 2015 ICC International Residential Code (IRC) rather than the 2015 ICC International Building Code (IBC), the following considerations should be made: **Definition of Residential Construction:** According to the 2015 ICC IRC, residential construction pertains to buildings used as single-family or two-family dwellings, or townhouses, not more than three stories above grade in height. The IRC is intended for buildings that are primarily used for living purposes. **Use and Occupancy Classification:** The IBC typically governs commercial buildings, including those used for assembly, business, or other non-residential purposes. A clubhouse, depending on its design and intended use, may fall under the assembly occupancy (Group A) in the IBC if it is intended for large gatherings or recreational use. However, if the clubhouse is designed primarily to serve the residents of the subdivision and is considered an accessory structure to the residential properties, it may be categorized under the IRC. **Purpose and Functionality of the Clubhouse:** If the clubhouse serves as a communal space exclusively for the residents of the Unali subdivision and its primary use is aligned with activities similar to residential living (e.g., small gatherings, meetings, or recreational activities for the subdivision's residents), it could reasonably be classified as residential under the IRC. **Code Applicability Based on Scope and Size:** The size, scope, and intended usage of the structure are critical factors. Smaller buildings or accessory structures that do not exceed the thresholds established in the IBC for assembly occupancy may fall under the IRC if they are intended for private, residential-related use rather than public access. **Conclusion:** If the clubhouse in question is determined to be an accessory to the residential subdivision and its use is primarily for the benefit of the residents, the 2015 ICC IRC would likely govern its construction. On the other hand, if the building is intended for larger, public gatherings or activities that resemble commercial use, the 2015 ICC IBC may apply. In summary, the classification of the clubhouse as residential or non-residential depends on its primary function, occupancy, and relation to the subdivision. To allow for a residential designation and regulation under the 2015 ICC IRC, the clubhouse must primarily serve the residents and be considered an accessory to the residential properties at 9995 Unali Lane, Leeds, AL 35094, TPID:Part of 24 00 26 4 000 003.000 , Zoned: PCD, Planned Community Development.

**ADJOURNMENT:**

---

---

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 205-699-2585.