

CITY OF BETHLEHEM, PENNSYLVANIA CODE BOARD OF APPEALS

APPLICATION FOR APPEAL SUBMIT \$100.00 FEE & ORIGINAL PLUS (6) COPIES

PROPERTY ADDRESS 3905 Commerce Center Blvd.

OWNER Bethlehem Commerce Center, LLC PHONE 610-625-1700

OWNER'S ADDRESS 13191 Crossroads Parkway North, Sixth Floor, City Of Industry, CA 91746

APPLICANT Commerce Construction CO., L.P. PHONE 610-625-1700

APPLICANT'S ADDRESS 3001 Commerce Center Blvd, Bethlehem, PA 18015

REASON FOR APPEAL:

- The true intent of the Act or Uniform Construction Code was incorrectly interpreted.
- The provisions of the Act do not apply.
- An equivalent form of construction is to be used.
- Extension of time.

List section(s) of the Act which are being appealed and a brief description of remedy sought.

AUCC 403.43 Grant, denial, and effects of permits: section (g) states: A permit becomes invalid unless the authorized construction work begins within 80 days after the permit's issuance or if the authorized construction work permit is suspended or abandoned for 180 days after the work has commenced. A permit holder may submit a written request for an extension of time to commence construction for a just cause. The building code official may grant extensions of time to commence construction in writing. A permit may be valid for no more than 5 years from its issue date.

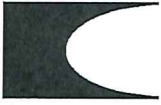
See attached Letter:

Signature



Date

7/8/21



July 8, 2021

MBC Building 6

Attn: Mr. Mike Simonson
City Of Bethlehem
Chief Code Official

Re: Majestic Bethlehem Center Building #6
3905 Commerce Center Blvd
Bethlehem, PA 18015
Extension of time for commencement of work from issuance of permit.

Dear Mr. Simonson:

Commerce Construction Co., L.P. on behalf of Bethlehem Commerce Center, LLC is requesting an extension of time from the issuance of permit to the commencement of work. The time extension request is due to the conditions perpetuated by the post pandemic atmosphere. These conditions have made scheduling and delivering projects very problematic.

The construction industry is experiencing three main issues that have made it very difficult to start projects on time. The first issue is the scarcity of building material. This has led to extremely large lead times. Most materials used to build our project have delays of up to six months. An example for this is the roofing system, which consists of metal joist and deck. This material is not available to us until late first quarter to early second of 2022. Another example is the polyiso insulation and EPDM roofing material used to insulate and weather proof the building is experiencing similar delays.

The second issue is a large labor shortage in our industry. While this affects all trades, the largest problem is trucking. Our deliveries are simply not getting to us due to the lack of qualified truck drivers. This problem also trickles down to material deliveries for our subcontractors. It is affecting their scheduling and ability to stay on schedule.

The last issue is extreme economic volatility in our market. Due to the issues stated above, we have seen skyrocketing costs associated with building construction. The most significant increases in our industry have been with steel (joist, deck, structural, rebar, etc.), roofing material, copper and PVC piping. These are all major components of our buildings and directly affect the bottom line.

In closing, while our communities are moving forward from the pandemic, the construction industry has been plagued by the enormous problems created by it. We appreciate your review of this request. If you have, any questions please feel free to contact me at any time.

Regards

Anthony Raso
Vice President- District Manger