



**MINUTES
OF
THE REGULAR MEETING OF
BUILDING BOARD OF APPEALS
OF
CITY OF ANN ARBOR**

December 8, 2004

The regular meeting of the Building Board of Appeals was held on Wednesday, December 8, 2004 at 1:30 p.m. in the Council Chambers located in City Hall, 100 N. Fifth Ave., Ann Arbor, Michigan.

I. The meeting was called to order at 1:33 p.m. by Chairman Ken Winters.

II. Roll Call:

Members Present: (5) K. Winters P. Darling, S. Callan,
R. Reik, D. Darling

Members Absent: (0) None.

Staff Present: (3) A. Savoni, R. Heemstra, L. Bowen

III. Approval of minutes

R. Reik moved, supported by P. Darling to approve the minutes of, November 10, 2004. The minutes were approved unanimously.

IV. APPEALS & ACTION - UNFINISHED

None.

V. APPEALS & ACTION - NEW

1. 2004-B-25, 1327 Jones Drive

Petitioner is requesting an exception from Section 505.1 of the 2003 Michigan Building Code that states, “The clear height above and below the mezzanine floor construction shall not be less than 7 feet.”

Gary Cooper (Architect) and Doug Smith were present to speak on behalf of this appeal.

Staff Report

Petitioner is requesting an exception from Section 505.1 of the 2003 Michigan Building Code that states, *“The clear height above and below the mezzanine floor construction shall not be less than 7 feet.”*

Discussion

G. Cooper explained request as well as a diagram to the Board.

A. Savoni stated staff supports this requests as long as the basement is fully suppressed.

R. Heemstra agreed wit the basement being fully suppressed.

After further discussion;

P. Darling moved, supported by, **R. Reik** to grant a variance from Section 505.1 of the 2003 Michigan Building Code to allow a reduced ceiling height below the mezzanine to 6 ft. 8 inches and not less than 6 ft. 6 inches below any perimeter beam with the following contingencies:

1. A sprinkler system shall be installed in the entire lower lever per Fire Marshal approval.
2. The open ceiling joists shall remain exposed and an additional open smoke area shall be provided.
3. There shall be no projections into the egress path less than 80 inches high above the floor.

The vote to grant the variance was as follows:

Ayes: (5) **K. Winters, S. Callan, P. Darling, R. Reik, D. Darling**

Nays: (0) **None**

Absent: (0) **None.**

Motion carried. Variance granted as stated.

2. **2004-B-26, 1420 Hill St.**

Petitioner is requesting an exception from Section 107.1 of the Michigan Building Code 2003 that states, “The Building Official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days.”

Max Heirich was present to speak on behalf of this appeal.

Staff Report

Petitioner is requesting an exception from Section 107.1 of the Michigan Building Code 2003 that states, *“The Building Official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days.”*

Discussion

M. Heirich explained request.

A. Savoni stated that staff does support this request.

M. Heirich stated the facility would be temporary office space

After further discussion;

R. Reik moved, supported by, **P. Darling** to grant a variance from **Section 107.1 of the Michigan Building Code 2003** to allow an extended occupancy of a temporary facility for 180 days to 365 days which would end on September 7, 2005 with the following contingencies:

1. All the code requirements will be met.
2. A smoke detector system will be installed to tie into the existing facility smoke detector system per Fire Marshal approval

The vote to grant the variance was as follows:

Ayes: (5) K. Winters, S. Callan, P. Darling, R. Reik, D. Darling

Nays: (0) None

Absent: (0) None.

Motion carried. Variance granted as stated.

VI. UNFINISHED BUSINESS

None.

VII. NEW BUSINESS

None.

VIII. REPORTS & COMMUNICATIONS

None.

IX. AUDIENCE PARTICIPATION - GENERAL

None.

X. ADJOURNMENT

There being no further business to come before the Board, K. Winters moved that the meeting be adjourned. The meeting was adjourned at 2:52 p.m. by Chairman Ken Winters.

Respectfully submitted,
Lynn Bowen
Lynn Bowen, Secretary
Building Board of Appeals

Kenneth Winters, Chairman

Dated -12-8-04 BBA Minutes