



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

August 10, 2005

The regular meeting of the Building Board of Appeals was held on Wednesday, August 10, 2005 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 Kenneth Winters.
- II. Roll Call:
 - Members Present: (4) K. Winters, P. Darling, D. Darling, R. Reik
 - Members Absent: (1) S. Callan
 - Staff Present: (3) A. Savoni, R. Heemstra (1:43 p.m.), L. Bowen
- III. Approval of Minutes

Minutes not available.
- IV. APPEALS & ACTION - UNFINISHED

None.
- V. APPEALS & ACTION - NEW
 1. 2005-B-30, 715 Braeside

Requesting a variance from Section R305.1 of the 2003 Michigan Residential Code, which required a 7-foot 0 (zero) inch ceiling height in a basement with habitable space, and allows beams/girders not less than 4-feet on center to project below a maximum of 6 inches.

Alan Lutes of Alpha Remodeling, contractor, Jamie Stumph and Cesar Alanize, owners were present to speak on behalf of this appeal.

Discussion

A. Lutes explained the request. He said that the house has been updated with smoke detectors to code and will be installing a second means of egress out of the basement.

A. Savoni supported the request with the installation of a fully automatic, building wide smoke detection system. He expressed concern with the low ceiling height at the ductwork in the family room and recommended not installing drywall over the ductwork or re-works the ductwork for a maximum headroom height.

R. Heemstra supported the request with the installation of additional hardwired interconnected smoke detectors near the other side of the ductwork.

After further discussion;

P. Darling moved, supported by, D. Darling to allow a finished ceiling height of 6'7" high in the exercise room, studio, laundry room and toilet room; and to allow soffit of no less than 6'3" high to the finished floor, not exceeding 4', provided that hardwired interconnected smoke detectors be installed per Fire Marshall's approval. The board finds this equivalent to what the code requires.

The vote to table the variance was as follows:

Ayes: (4) K. Winters, P. Darling, D. Darling, R. Reik;

Nays: (0) None;

Absent: (1) S. Callan.

Motion carried. Variance granted as stated.

2. 2005-B-31, 849 Brookside Drive

Requesting a variance from Section R305.1 of the 2003 Michigan Residential Code, which required a 7-foot 0 (zero) inch ceiling height in a basement with habitable space, and allows beams/girders not less than 4-feet on center to project below a maximum of 6 inches. This section also states: "Bathrooms shall have a minimum ceiling height of 6 foot 8 inches over the fixture and at the front clearance area for fixtures."

Theresa Angelini of Angelini & Associates Architects, architect, was present to speak on behalf of this appeal.

Discussion

T. Angelini explained the request. The area in front of the bathroom sink is 6 foot 6½ inches; the area near the toilet and above the tub is higher.

A. Savoni said that staff was in support of the variances and suggested that a fully automatic building wide smoke detection system be a condition of the variance.

R. Heemstra spoke in support of the variances with the condition that interconnected smoke detectors be installed.

After further discussion;

P. Darling moved, supported by, D. Darling to grant a variance from Section R305.1 of the 2003 Michigan Residential Code to allow a soffit width of 6' 6½", with clearance from the finished floor to the bottom of the soffit no less than 6' 6½' to allow finished ceiling height of 6' 6½" over the bathroom sink and the toilet, provided that hardwired interconnected smoke be installed throughout the house per the Fire Marshall's approval. The Board finds this to be equivalent to what the code requires.

The vote to table the variance was as follows:

Ayes: (4) K. Winters, P. Darling, D. Darling, R. Reik

Nays: (0) None.

Absent: (1) S. Callan.

Motion carried. Variance granted as stated.

3. 2005-B-32, 1301 South University

Requesting a variance from Table 1004 of the 2003 Michigan Building Code that calculates the maximum occupant load of space based on square footage.

The applicant is also requesting a variance from Table 403.1 of the 2003 Michigan Plumbing Code that lists the minimum number of required plumbing fixtures based on the occupant load of the space.

Kevin Marshall of First Martin Corporation was present to speak on behalf of this appeal.

Discussion

K. Marshall explained the request.

A. Savoni said that staff is not supportive of the request and recommend that the building code be enforced.

R. Heemstra said that egress is limited for the occupancy of the building. This would have to be posted and the petitioner would have to maintain their occupant load.

After further discussion;

P. Darling moved, supported by, R. Reik to grant a variance from Table 1004 of the 2003 Michigan Building Code to allow a posted occupant load of 222 persons. The Board finds this to be in compliance with 1004.1.1 to allow the actual number of the building to set the plumbing code.

The vote to grant the variance was as follows:

Ayes: (4) K. Winters, P. Darling, D. Darling, R. Reik

Nays: (0) None.

Absent: (1) S. Callan.

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. Chair Kenneth Winters adjourned the meeting at 2:12 p.m..

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

Kenneth Winters, Chair

Dated--8-10-05 Minutes

Drafted by:
Anissa R. King
Admin. Support Specialist V
Board and Support