



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

January 11, 2006

The regular meeting of the Building Board of Appeals was held on Wednesday, January 11, 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 p.m. by Chair Ken Winters.
- II. Roll Call:
 - Members Present: (4) K. Winters P. Darling, S. Callan, R. Reik,
 - Members Absent: (1) D. Darling
 - Staff Present: (3) A. Savoni, D. Warsinski, L. Bowen
- III. Approval of minutes

R. Reik moved supported by P. Darling to approve the regular meeting of November 9, 2005 with corrections.
- IV. APPEALS & ACTION - UNFINISHED

None.
- V. APPEALS & ACTION - NEW
 1. 2006-B-1, 1517 Granger Ave.

Requesting a variance from Section R305.1 of the 2003 Michigan Residential Code that requires a 7 foot 0 (zero) inch ceiling height in habitable rooms.

James Smiley was present to speak on behalf of this appeal.

Discussion

J. Smiley explained request.

K. Winters asked A. Savoni regarding the code stating the minimum room size being 70 ft. and half of that space has to be at 7 ft.

A. Savoni stated none of the area is at 7 ft.

After further discussion;

R. Reik moved, supported by, **P. Darling** to grant a variance from Section R305.1 of the 2003 Michigan Residential Code to allow an attic space with a maximum ceiling height of 6 ft. 4 inch. to be proved as a usable space with the following contingencies:

1. **Hardwired interconnected smoke detectors are installed throughout the house per Fire Marshal approval**

The vote to grant the variance was as follows:

Ayes: (0) None.

Nays: (4) K. Winters, S.Callan, P. Darling, R. Reik

Absent: (1) D. Darling

Motion failed. Variance denied as stated.

2. **2006-B-2, 3115 Wolverine Dr.**

Requesting a variance from Section R305.1 of the 2003 Michigan Residential Code which requires 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.

Sam Gattis was present to speak on behalf of this appeal.

Discussion

S. Gattis explained request.

A. Savoni stated staff is in support of this request, recommending a fully automatic smoke detector system. Mr. Savoni also mentioned his concern regarding the ductwork.

Eric Pearson spoke on this request.

K. Winters asked what the area was going to be used for.

S. Gattis stated a TV recreation room, and it will be finished open space.

After further discussion;

R. Reik moved, supported by, **P. Darling** to grant a variance from Section R305.1 of the 2003 Michigan Residential Code to allow a ceiling height of 6 ft. 9 inch per the submitted plans, and a soffit height of 6 ft. 3 inch. below the beam and ductwork with the following contingencies:

1. Hardwired interconnected smoke detectors are installed per Fire Marshal approval.
2. An egress window shall be installed according to code.

An additional variance from Section R311.4.2 to allow the door height into the furnace room to be 6 ft. 3 inch.

The vote to grant the variance was as follows:

Ayes: (4) **K. Winters, S.Callan, P. Darling, R. Reik** None.

Nays: (0) **None.**

Absent: (1) **D. Darling**

Motion carried. Variance granted as stated.

3. **2006-B-3, 1402 Edgewood Ave.**

Requesting a variance from the following Section R311.5.3.1, which states: *The maximum riser height shall be 8-1/4 inches.*

Brent Bessey was present to speak on behalf of this appeal.

Discussion

B. Bessey explained request.

A. Savoni stated staff would support request under Appendix J, and also recommends a fully automatic smoke detector system and an egress window be installed.

P. Darling asked the petitioner if this project was already built.

B. Bessey stated yes.

After further discussion;

P. Darling moved, supported by, R. Reik to grant a variance from the following Section R311.5.3.1 to allow a maximum riser height of 8 $\frac{3}{4}$ inch. Finding this in compliance with Appendix J. with the following contingencies:

1. **Hardwired interconnected smoke detectors be installed throughout the house per Fire Marshal approval.**
2. **An egress window shall be installed on the second floor in the bedroom.**

The vote to grant the variance was as follows:

Ayes: (4) K. Winters, S.Callan, P. Darling, R. Reik None.

Nays: (0) None.

Absent: (1) D. Darling

Motion carried. Variance granted as stated.

VI. UNFINISHED BUSINESS

None.

VII. NEW BUSINESS

None.

VIII. REPORTS & COMMUNICATIONS

Doug Warsinski brought communication regarding wireless interconnected smoke detectors and explained the new technology. Mr. Warsinski also stated the new technology can also run on lithium batteries.

Anthony Savoni stated citizens might come to the Board to get variances to be able to use the newest technology of the smoke detectors.

Doug Warsinski stated the Fire Department would like to make sure this device is installed properly, and also would want to see the UL listing on the box.

IX. AUDIENCE PARTICIPATION - GENERAL

None.

X. ADJOURNMENT

There being no further business to come before the Board, Chair Ken Winters adjourned the meeting at 2:17 p.m.

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

Kenneth Winters, Chair

Dated - 1-11-06 BBA Minutes