



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

January 12, 2005

The regular meeting of the Building Board of Appeals was held on Wednesday, January 12, 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 Chairman Ken 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, L. Bowen

III. Approval of minutes

D. Darling moved, supported by R. Reik to approve the minutes of, December 8, 2004 The minutes were approved unanimously.

IV. APPEALS & ACTION - UNFINISHED

None.

V. APPEALS & ACTION - NEW

1. 2005-B-1, 2330 Churchill Dr.

Petitioner is requesting an exception from Section R-305 of the 2000 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.

Ken Hackett was present to speak on behalf of this appeal.

Staff Report

Petitioner is requesting an exception from Section R-305 of the 2000 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.

Discussion

K. Hackett explained request.

A. Savoni stated Staff is supportive of this request and recommends the installation of a fully automatic smoke detector system be a condition of the variance.

R, Heemstra asked the petitioner if there was an egress window going in the property.

K. Hackett stated yes.

After further discussion;

D. Darling moved, supported by, R. Reik to grant a variance from Section R-305 of the 2000 Michigan Residential Code to allow a ceiling on the main part of the basement no lower than 6 ft. 11 inches and no lower than 6 ft. 6 inches under the duct work which is to be installed along the walls with the following contingencies:

- 1. Hardwired interconnected smoke detectors shall be installed throughout the building, per Fire Marshal approval**

The vote to grant the variance was as follows:

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

Nays: (0) None

Absent: (1) S. Callan

Motion carried. Variance granted as stated.

2. 2005-B-2, 921 Dewey

Petitioner is requesting an exception from Section R-305 of the 2000 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.

Jeffrey Starman was present to speak on behalf of this appeal.

Staff Report

Petitioner is requesting an exception from Section R-305 of the 2000 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.

Discussion

J. Starman explained request.

A. Savoni asked the petitioner what the ceiling height is for the bathroom.

J. Starman stated approximately 7 ft., Mr. Starman also stated this is an existing bathroom.

After further discussion;

Motion #1:

R. Reik moved, supported by, **P. Darling** to grant a variance from Section R-310 of the 2000 Michigan Residential Code, to allow the installation of a 4 inch high, 3 ft. x 3 ft. landing below an egress window. And from Section R-305 to allow a ceiling height of 6 ft. 10 inches through most of the bedroom, but down to 6ft. 6 inches at the new landing with the following contingencies:

1. Fully automatic building wide smoke detection system shall be installed per Fire Marshal approval
2. The landing shall be permanently attached to the floor.

The vote to grant the variance was as follows:

Ayes: (3) K. Winters, D. Darling, R. Reik

Nays: (1) P. Darling

Absent: (1) S. Callan

Motion carried. Variance granted as stated.

After further discussion;

Motion #2:

R. Reik moved, supported by, D. Darling to grant a variance from Section R-305 to allow a ceiling height of 6 ft. 10 inches through most of the bedroom, but down to 6 ft. 6 inches at the new landing with the following contingencies:

- 1. Fully automatic building wide smoke detection system shall be installed per Fire Marshal approval**
- 2. The landing shall be permanently attached to the floor.**

The vote to grant the variance was as follows:

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

Nays: (0) None

Absent: (1) S. Callan

Motion carried. Variance granted as stated.

3. 2005-B-3, 1745 Green Rd.

Petitioner is requesting an exception from section 1009.3 of the 2003 Michigan Building Code, which states “*Stair riser heights shall be 7 inches maximum and 4 inches minimum. Stair tread depths shall be 11 inches minimum.*”

Craig Spiegel was present to speak on behalf of this appeal.

Staff Report

Petitioner is requesting an exception from section 1009.3 of the 2003 Michigan Building Code, which states “*Stair riser heights shall be 7 inches maximum and 4 inches minimum. Stair tread depths shall be 11 inches minimum.*”

Discussion

C. Spiegel explained request.

A. Savoni stated a similar request came before the Board October 2002 and the Board granted the variance with contingencies. Mr. Savoni stated as long as this request has the same contingencies, staff is supportive.

After further discussion;

P. Darling moved, supported by, Reik to grant a variance to allow an existing 8 inch rise, 10 inch tread stair to remain in this Community Center building with the following contingencies:

- 1. A handrail is installed on each side of the stairway.**
- 2. Additional egress sliding be provided per Fire Marshal approval.**
- 3. The occupant load be limited to 10 people on the second floor and be supervised while the floor is occupied.**
- 4. The services provided on the second floor are also available on the first floor.**

The vote to grant the variance was as follows:

Ayes: (4) K. Winters, D. Darling, P. 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. The meeting was adjourned at 2:03 p.m. by Chairman K. Winters.

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

Kenneth Winters, Chairman

Dated -1-12-05 BBA Minutes