



**DRAFT MINUTES OF THE REGULAR SESSION OF THE  
BUILDING BOARD OF APPEALS OF THE CITY OF ANN ARBOR  
September 16, 2010 - 1:00 P.M. – 2000 South Industrial Hwy.**

**MEETING CALLED TO ORDER** at 1:00 p.m. by Acting Chair Paul Darling

**ROLL CALL**

Members Present: (4) P. Darling, R. Hart, R. Reik, S. Callan

Members Absent: (1) K. Winters

Present: (2) R. Welton and M. Piotrowski

**A - APPROVAL OF AGENDA**

**A-1** Approved without objection.

**B - APPROVAL OF MINUTES**

**B-1** Draft Minutes of the June 9, 2010 Regular Session were not available.

**C - APPEALS & ACTION**

**C-1 BBA10-004 – 1804 Jackson Avenue**

Frank Carollo, owner of this property, is requesting a variance from **Section R305.1** of the **2006 Michigan Residential Code**.

**Description and Petitioner Presentation**

The applicant is requesting a variance from **Section R305.1 of the 2006 Michigan Residential Code** that states:

***“Habitable rooms, hallways, corridors, bathrooms, and basements shall have a ceiling height of not less than seven feet.”***

Petitioner is proposing to add a full bath and egress window to an already finished basement. The basement was finished by a previous owner. Current owner is prepared to reconfigure stairs to code also. Current finished basement height is 6'7”.

Eric Jensen, Contractor, was present to speak on behalf of the appeal. We would like to add a bathroom into a finished basement, but the ceiling height doesn't conform to current codes. Along with that, we'd like to get the stairs and ceiling height at one portion of the stairs. There is no other opportunity to add that second bath other than in the basement. I also plan to add a walk out window on the side of the home.

Mr. Jensen stated that when Mr. Carollo purchased the house, the basement was somewhat finished. Being a builder, I can tell that nothing down there has been done to code.

51 We would like to go into that area and bring it up to code. B-Dry will be coming in to straighten  
52 out the moisture issues. There are code violations that we would like to rectify. Since this  
53 would be habitable space, we would add hard wired smokes and additional insulation.

54  
55 R. Welton – Is the ceiling 6’6” or 6’7”? (Jensen – It varies). In researching this, I find that this  
56 code is basically for new homes. Appendix “J” allows for existing basements to be 6’8”.

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58 **Recommendation:**

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60 Ralph Welton (*Building Official*) Staff supports the proposed variance from the code because the  
61 required minimum height specification for *existing* basements, as prescribed by Appendix J,  
62 Section AJ501.7 of the code is only an inch greater than the proposed height of 6’7”.

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64 K. Chamberlain (*Fire Marshall*) – I realize you’re putting in a second means of egress, but  
65 people tend to use the means of egress that they used to enter the area (stairway), so what are  
66 you doing to the stair? (Jensen – The stair is not code and we plan to take that out and make it  
67 code compliant.)

68  
69 How about the height? (Part of the issue is that it’s high at the second from the bottom stair, so  
70 there is a bath above that, and we want to cut off that cast iron and we can move that out and  
71 then raise that ceiling height and lift that so that that entry at the bottom stair will be 6’7 1/2” or  
72 6’8”.) Fire has no objection to this.

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76 **Discussion by the Board**

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78 **MOTION**

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80 Moved by R. Hart, Seconded by “**That in the matter of BBA10-004, 1804 Jackson Avenue,**  
81 **the Board grants a variance from Section R305.1 of the 2006 Michigan Residential Code**  
82 **to allow a variable ceiling height from 6’6” to 6’7”, provided an interconnected smoke**  
83 **detection system is installed (Can be wireless with 10 year lithium battery) to the**  
84 **satisfaction of the Fire Marshal. This satisfies the requirement under Appendix “J” of the**  
85 **Code.”**

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87 **On a Voice Vote – MOTION TO APPROVE – *PASSED - UNANIMOUS***

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89 **E - NEW BUSINESS**

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91 **F - REPORTS & COMMUNICATIONS – None.**

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93 **G - AUDIENCE PARTICIPATION – GENERAL - None.**

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95 **ADJOURNMENT**

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97 The meeting was adjourned without opposition at 1:35 p.m.

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99 ***Minutes prepared by B. Acquaviva, Administrative Specialist V***