



**APPROVED MINUTES OF THE REGULAR SESSION OF THE  
BUILDING BOARD OF APPEALS OF THE CITY OF ANN ARBOR  
June 9, 2010 - 1:30 P.M. – 2000 South Industrial Hwy.**

**MEETING CALLED TO ORDER** at 1:37 p.m. by Chair Kenneth Winters

**ROLL CALL**

Members Present: (4) K. Winters, P. Darling, R. Hart & R. Reik

Members Absent: (2) S. Callan and K. Chamberlain

Present: (2) R. Welton and B. Acquaviva

**A - APPROVAL OF AGENDA**

**A-1** Approved without objection.

**B - APPROVAL OF MINUTES**

**B-1** Draft Minutes of the April 14, 2010 Regular Session

**Line 256 should read** detection (add) **system** is Included (KW).

Moved by R. Hart, Seconded by P. Darling, **“That the draft minutes of the April 14, 2010 Regular Session be approved as amended.”**

**On a VOICE VOTE – MOTION TO APPROVE – PASSED (UNANIMOUS)**

**C - APPEALS & ACTION**

**C-1 BBA~~09~~10-031– 310 Second Street**

John Stafford of Stafford Carpentry Inc., contractor for this project, is requesting a variance from **Section R311.5.2** of the **2006 Michigan Residential Code**.

**Description and Petitioner Presentation**

The applicant is requesting a variance from **Section R311.5.2** of the **2006 Michigan Residential Code** that states:

***“The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.”***

Petitioner has relocated this stairway, as well as the basement stairway into the center of the house to maximize ceiling height for both stairways. The basement stairway is completely compliant and the stairway to the second floor is compliant up to landing area which, because of the roof structure, diminishes 6 feet 3 inches. This house is part of the HDC. The stairway is already constructed because it passed the rough inspection.

51 John Stafford of Stafford carpentry was present to speak on behalf of the appeal. He gave a  
52 detailed history of this house back to the 1800's.

53  
54 The steps were moved about 3 feet toward the back of the house in order to keep the landing,  
55 and moved them 12 inches away from the wall to get the head clearance, but at the face of the  
56 bookshelves, we're at 6'3. We can get 6'8 from the first floor to the basement, we were able to  
57 maintain a 3 foot clearance and the basement itself is in compliance, but this created the 6'3"  
58 problem at the top by the bookshelf.

59  
60 I put that landing at 6'8" off the first floor, but left us 5" short at the second floor level of the  
61 landing. The steps are all 8 ¼ rise all the way from the second floor down to the first floor  
62 landing. Outside of lifting the roof and making it higher or digging out the basement, we don't  
63 have a lot of choice to change it any further. As you walk up the step there is 7'10", then 7'5,  
64 then 8'1, so you don't really notice that there is a headroom problem. Trying to please the  
65 customer, the historic district and the code at the same time.

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67 **Recommendation:**

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69 R. Welton (*Building Official*) Staff supports the proposed variance from the code because the  
70 proposed stairway meets all but the height specification (at the landing only) of the code and is a  
71 vast improvement over the original stairway. In a historic district to start altering elevations is  
72 highly unlikely, and the building department recommends approval.

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74 K. Chamberlain (*Fire Marshall*) – Not present.

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76 **Discussion by the Board**

77 **MOTION**

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79 Moved by P. Darling, Seconded by R. Hart, "That in the matter of BBA10-031, 310 Second  
80 Street, the Board grants a variance from Section R311.5.2 of the 2006 Michigan  
81 Residential Code to all construction of a new stairway from first to second floor, with a  
82 headroom clearance of 6'3" at top landing due to sloping ceiling/roof structure, with the  
83 following provisions:

- 84  
85
- 86 • All other stair requirements comply with the code;
  - 87 • Building-wide, hard-wired (or remote) interconnected smoke detection  
88 system installed per Fire Marshal requirements; and
  - 89 • The contractor revise the drawings to show the stair section in the proper  
90 location of basement to first floor.

91 **We find this to be equivalent to Appendix "J" of the Code.**

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93 **On a Voice Vote – MOTION TO APPROVE – PASSED - Unanimous**

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95 **E - NEW BUSINESS – None.**

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

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

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101 **ADJOURNMENT**

102 The meeting was adjourned without opposition at 1:55 p.m.

103 **Minutes prepared by B. Acquaviva, Administrative Support Specialist V**