



CITY OF ANN ARBOR, MICHIGAN
Community Services Area
Planning & Development Services Unit
301 E. Huron St, P.O. Box 8647, Ann Arbor, Michigan 48107-8647
www.a2gov.org
1-734-794-6263

August 29, 2016

Building Board of Appeals
City of Ann Arbor

Re: Homes Brewery Stairway Exception
2321 Jackson Ave.
Ann Arbor, MI 48103

Applicant: Tom Kennedy
1620 Kerney Rd.
Ann Arbor, MI 48104

Dear Board Members:

The City has received an application requesting that the Building Board of Appeals consider an exception to the 2012 Michigan Building Code described as follows:

Section 1009.13 allows an alternating tread stair from a mezzanine not more than 250 square feet and not more than 5 occupants. They have an existing basement that is 360 square feet of which access was gained by a ladder. This space was apparently used for salt storage from the previous use. We have been told that they wish to use the space to store beer kegs and the installation of a normal stairway would take up too much of the space.

Based on the limited use and occupant load for the space, I would recommend approval of this exception.

1. That the alternating tread stair be allowed for this basement versus a mezzanine.
2. Grant an exception to the 250 square feet in the code and allow 360 square feet in this case.

If you have any questions, please call me at 734 652-6813.

Sincerely,

Craig E. Strong, Building Official
City of Ann Arbor



CITY OF ANN ARBOR, MICHIGAN

Community Services Area
Planning & Development Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6261
Fax: (734) 994-8460

August 29, 2016

Homes Brewery LLC
2321 Jackson Ave
Ann Arbor, MI 48103

Re: 2321 Jackson Avenue, Ann Arbor, Michigan
Parcel Identification Number ("PIN"): 09-09-30-214-025

Dear Mr. Kennedy:

Please consider this as a reminder to attend the Ann Arbor Building Board of Appeals meeting for your Variance request for 2321 Jackson Avenue.

The meeting will take place on Thursday, September 8, 2016 at 1:30PM on the 2nd floor of City Hall in the Council Chambers. Please bring materials and interested parties to the meeting if needed.

Sincerely,

Peter Pace, Deputy Building Official
City of Ann Arbor Construction Services
Ppace@a2gov.org

8-17-16

BBA16-018



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — CONSTRUCTION SERVICES

Mailing: 301 E. Huron St. | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6263 | f. 734.994.8460 | building@a2gov.org

APPLICATION FOR EXCEPTION - BUILDING BOARD OF APPEALS

Section 1: Applicant Information		
Name of Applicant:	TOM KENNEDY	
Address of Applicant:	1020 KEARNEY ROAD, ANN ARBOR, MI 48104	
Daytime Phone:	(734) 546.3147	Fax: _____
Email:	tammy@hames brewery.com	
Applicant's Relationship to Property:	OWNER	
Section 2: Property Information		
Address of Property:	2321 JACKSON AVE., ANN ARBOR 48103	
Zoning Classification:	C3	
Tax ID# (if known):	09-09-30-214-010	
*Name of Property Owner:	_____	
	<i>*If different than applicant, a letter of authorization from the property owner must be provided.</i>	
Section 3: Request Information		
<input type="checkbox"/> Exception		
Chapter(s) and Section(s) from which a exception is requested:	REQUIRED dimension:	PROPOSED dimension:
CHAPTER 10 MEANS OF EGRESS, SECTION 1009 STAIRWAYS		
PROPOSED TO COMPLY WITH SECTION 1009.13 ALTERNATING TREAD DEVICES FOR BASEMENT STORAGE ACCESS.		
Example: 2003 Building Code, Section 5:26	Example: 7' Ceiling Clearance	Example: 6'5" under landing
Give a detailed description of the work you would need this exception for (attach additional sheets if necessary)		
SEE ATTACHMENT.		

SECTION 3 - DETAILED DESCRIPTION

We are attempting to reclaim 360sf of former salt storage pits for keg storage in the basement level of the building. Previous access was via a ladder through covered openings. The limited space in the proposed basement storage and on the main floor would be impacted by the space required for a fully accessible stair. An alternating tread device would not only use less space (approximately 28 s.f. versus 79 s.f.) but allow more storage and also easier access to the storage containers and easier conveyance due to the limited footprint and limited railings inherent with an alternating tread device. Please see attached floor plans and sections comparing both the stairway and the alternating tread device that help to illustrate this point.

SECTION 4 - EXCEPTION REQUEST QUESTIONS – ANSWERED BELOW.

1. Per IBC Section 1007.1 Exception 1, "Accessible means of egress are not required in alterations to existing buildings." In addition, as an employee work area, where an employee will have to be able-bodied to perform the duties necessary – i.e. moving kegs, we believe that the accessibility requirements are excepted. Currently, a stair with a width of 36" is required to access the basement space as the occupant load for 350 s.f. of Storage use is less than 50 – IBC Section 1009.4, Exception 1. We believe that what we're proposing follows the true intent of the Code. Per IBC Section 1009.13, an Alternating Tread Device is allowed for mezzanines of 250 s.f. which serves less than 5 occupants in Groups F, S and H. While this is not a mezzanine, but a basement, the use of the space is the same (storage), and the space is close in size, and certainly complies with the occupant load. No staff will be stationed in the basement, they will simply be accessing stored items on occasion, and access is limited to staff only, not the public. By limiting access to staff only, in this regard, we are being more stringent than the Code allows for mezzanines.
2. The provisions of the Code do not specifically apply to our situation, but we believe that the conditions that exist are very similar to those described in Section 1009.13 that one could reasonably apply the intent of the Code to our situation.
3. For the following reasons we believe our proposal to use an Alternating Tread Device in lieu of a standard stairway is a better solution for the use of the space as it needs to function – keg storage.
 - a. Reduce space used for vertical circulation within the existing basement area and the main level receiving area,
 - b. Allow ease of container conveyance between floors, with a larger opening and fewer obstructions such as guardrails and handrails
 - c. Maximize the limited amount of storage within the existing building footprint
 - d. Access limited to staff

City of Ann Arbor
Application for Exception
Building Board of Appeals

HOMES Brewery
2321 Jackson Avenue
Ann Arbor, MI 48103

SECTION 5 – REQUIRED MATERIALS

PROPOSED USE OF PROPERTY, SIZE OF LOT, TYPE OF PROPOSED CHANGES

The site plan has been approved, and a building permit has been issued for HOMES Brewery at 2321 Jackson Avenue in Ann Arbor. The existing building is 4,988 s.f. and is under renovation into a Retail Center to consist of a brewery with restaurant and outdoor café, with a retail tenancy. The property, 09-09-30-214-010 is zoned "C3" Fringe Commercial and consists of 0.58 acres combined with the adjacent property to the south, 108/112 Collingwood, 09-09-30-214-021, zoned "O" Office. The site has been cleared, underground detention installed, and regraded for parking as shown on the Site Plans by Wolverine Engineers & Surveyors (attached). The interior of the former Culligan Water office and warehouse will be renovated into a brewhouse, kitchen, bar and dining areas, as well as an outdoor dining area. The existing retail tenancy will also be renovated. Please see attached architectural drawings prepared by Ron and Roman Architects. The building footprint remains the same to accommodate the maximum parking possible on-site. In addition the owner has negotiated parking agreements for off hours with adjacent business/property owners.

BUILDING FLOOR PLANS

Please see attached excerpts from the Site Plan package prepared by Wolverine Engineers and Surveyors, and approved by the Planning Department – sheets C0.0, C0.1, and C2.0. Please see excerpts from the Building Permit Set prepared by Ron and Roman Architects, sheets G001, A101, A104, A105, A201, A403. Please note the enlarged plans and sections on sheet A403 comparing the stairway to an alternating tread device.

PHOTOGRAPHS

Please see attached two pages of photographs of the existing property.

Section 6: Acknowledgement

SIGNATURES MUST BE SIGNED IN PRESENCE OF NOTARY PUBLIC

I, the applicant, request An exception from the above named Chapter(s) and Section(s) of the Applicable City Code and/or 2009 Michigan Residential Code and/or 2012 Michigan Building Code for the stated reasons, in accordance with the materials attached hereto.

734.546.3147
Phone Number

[Signature]
Signature

TOMMY@HOMESBRIDGE.COM
Email Address

THOMAS KENNEDY
Print Name

I, the applicant, hereby depose and say that all of the aforementioned statements, and the statements contained in the materials submitted herewith are true and correct and have received all coversheets with dates, deadlines and instructions. Applicant acknowledges that they are aware of these meeting dates and will not receive further notification of meeting dates and times. All applicants are expected to know when and where the meeting is and to appear to present their appeal in a timely fashion:

[Signature]
Signature

Further, I hereby give City of Ann Arbor Planning and Development Services unit staff and members of the Building Board of Appeals permission to access the subject property for the purpose of reviewing my exception request. As a condition of granting any exception, the property owner is also responsible for reinstating, paying fees for or acquiring new permits to inspect and final out any outstanding work at this property:

[Signature]
Signature

On this 15 day of August, 2016, before me personally appeared the above named applicant and made oath that he/she has read the foregoing application by him/her subscribed and knows the contents thereof, and that the same is true as to his/her own knowledge except as to those matters therein stated to be upon his information and belief as to those matters, he/she believes them to be true.

DANIEL R SMITH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF LENAWE
My Commission Expires 5/24/22
Notary Commission Expiration Date

[Signature]
Notary Public Signature

Daniel R Smith
Print Name

STAFF USE ONLY

Date Submitted: 8-15-16 Fee Paid: \$500.00

File No.: BBA16-018

Pre-Filing Review Person & Date: A. HOWARD 8/15/16

Secondary Staff Review Person & Date _____

Date of Public Hearing: Sept 8, 2016

BBA Action: _____

OUTSTANDING PERMITS: _____



CITY OF ANN ARBOR

100 N. FIFTH AVE • ANN ARBOR, MI 48104
(734) 794-6267

Receipt Number: 2017-00012963

Project Number BBA16-018
Receipt Print Date: 08/15/2016
Address 2321 JACKSON AVE
Applicant HOMES BREWERY LLC
Owner
Project Description ALTERNATING TREAD FOR BASEMENT STORAGE STAIR ACCESS

FEES PAID

0026-033-3370-0000-4361

P&D - APPEAL FEES 15/16

BBA - ALL OTHER STRUCTURES

0026-033-3370-0000-4361

500.00

Total Fees for Account 0026-033-3370-0000-4361:

500.00

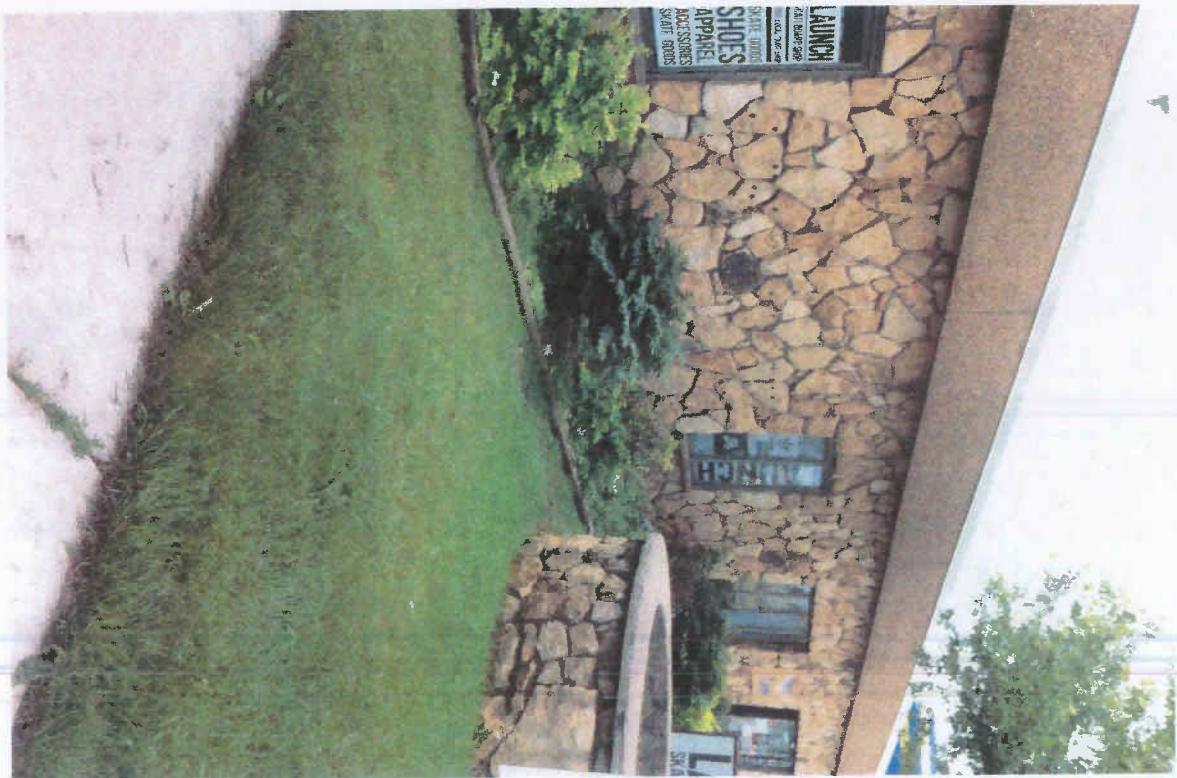
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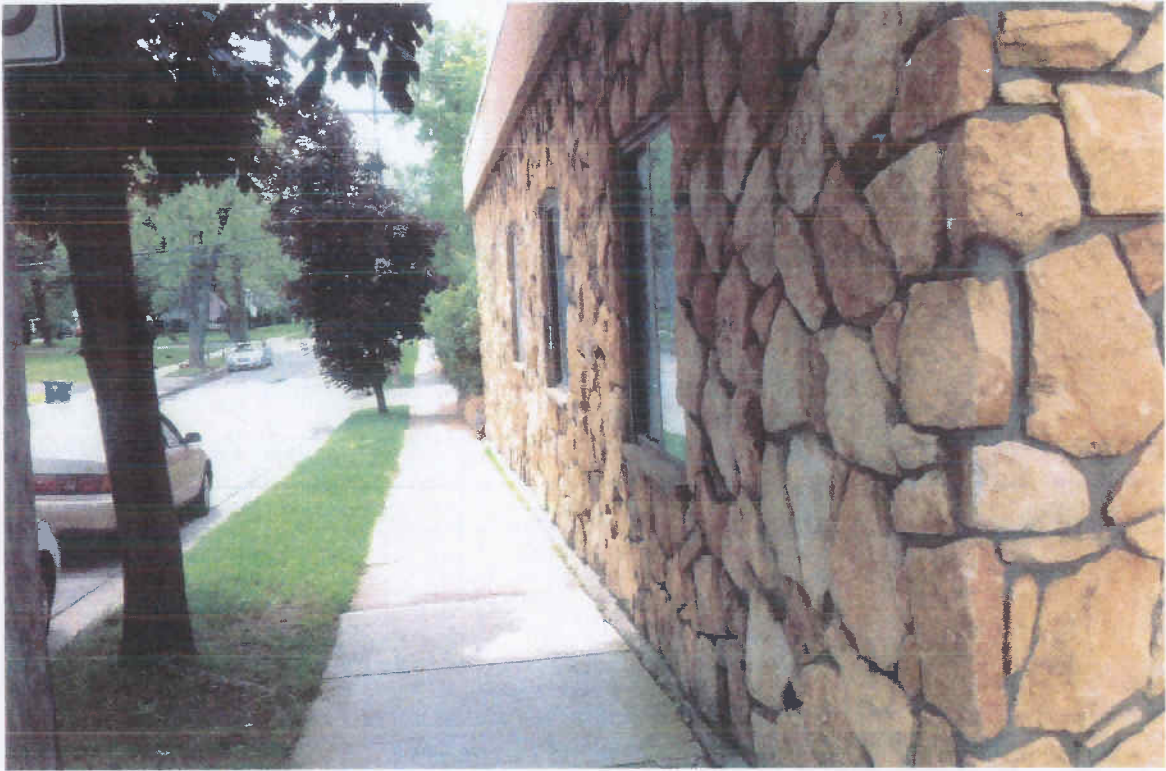
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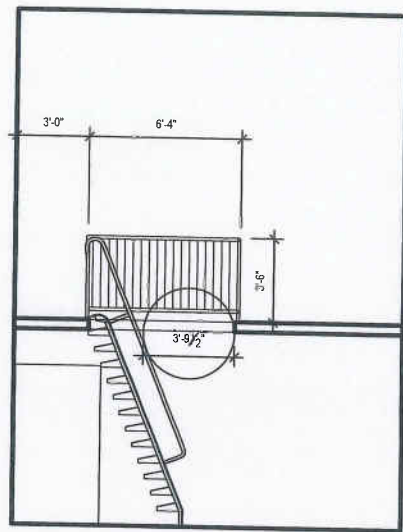
DATE PAID: Monday, August 15, 2016

PAID BY: LOGOS

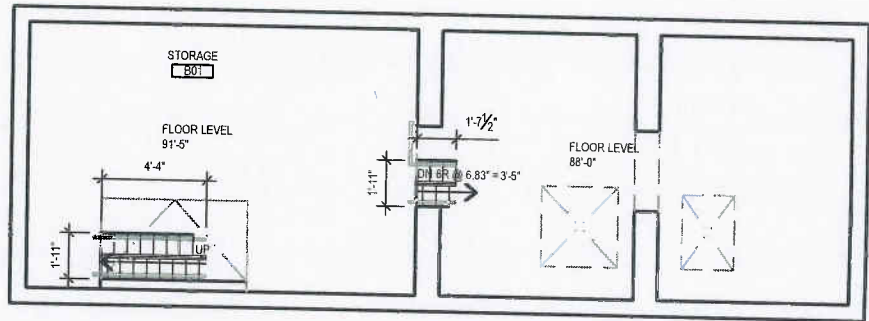
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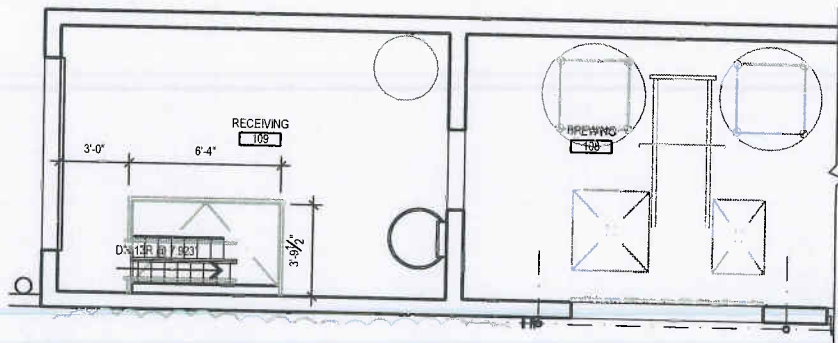




2c Section - Alternating Tread Device
 scale: 1/4" = 1'-0"



2b Basement Level - Alternating Tread Device
 scale: 1/4" = 1'-0"



2a Main Floor - Alternating Tread Device
 scale: 1/4" = 1'-0"

Project

HOMES Brewery
 Renovation of an Existing Warehouse into a Brewery/Restaurant
 2321 Jackson Road, Ann Arbor, MI 48103

Seal:

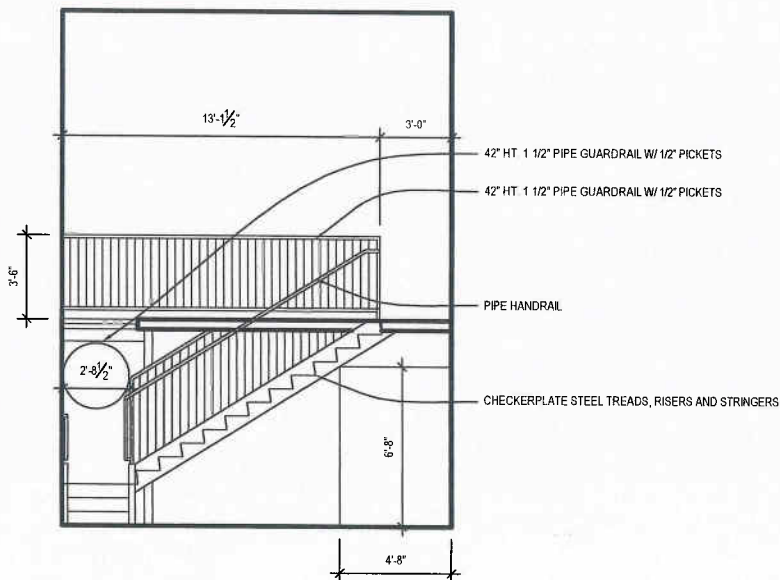
Issue Date:

EXCEPTION	08.15.21
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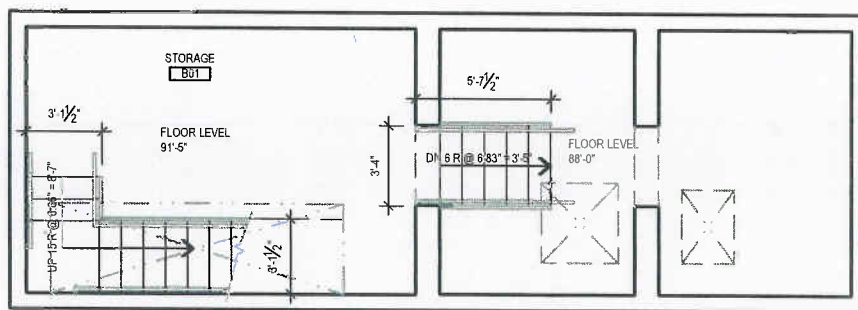
Sheet Title:

Interior Elevations

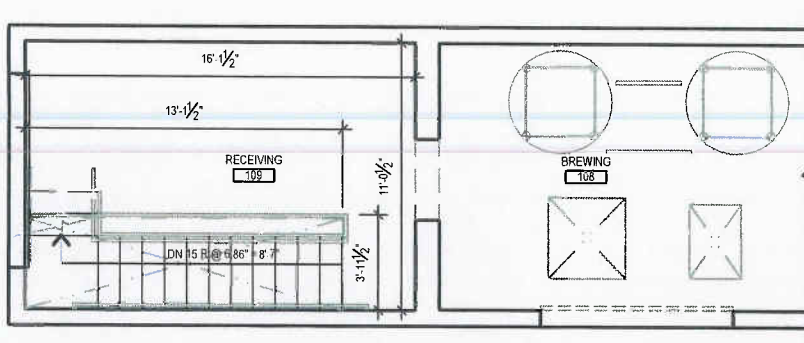
Sheet Number:



1c Section - Stair
 scale: 1/4" = 1'-0"



1b Basement Level - Stair
 scale: 1/4" = 1'-0"

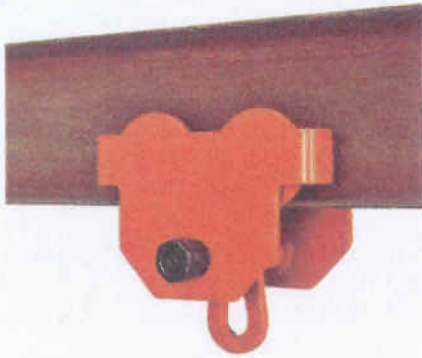


1a Main Floor - Stair
 scale: 1/4" = 1'-0"

I Beam Trolley 1,000 Pound Capacity

Availability: {availability=Usually ships same day , type=InStock}
Item #: WB211646

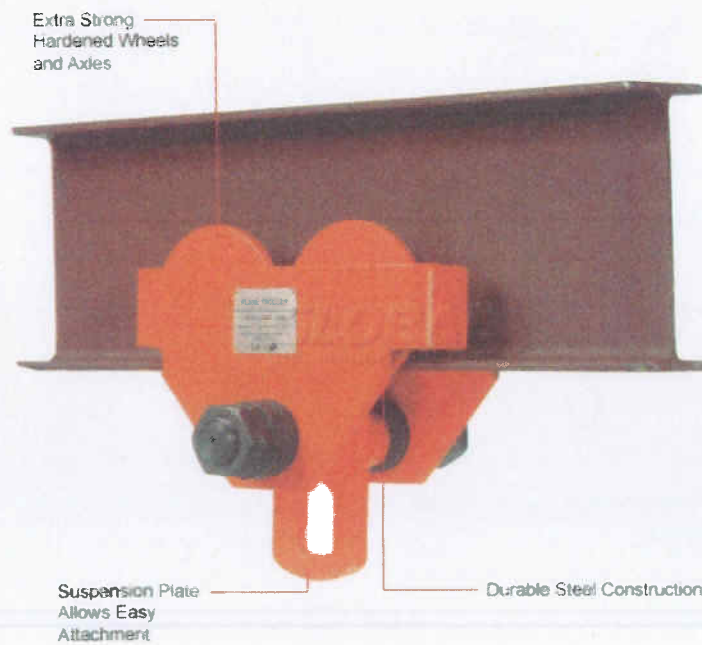
Price: \$69.00

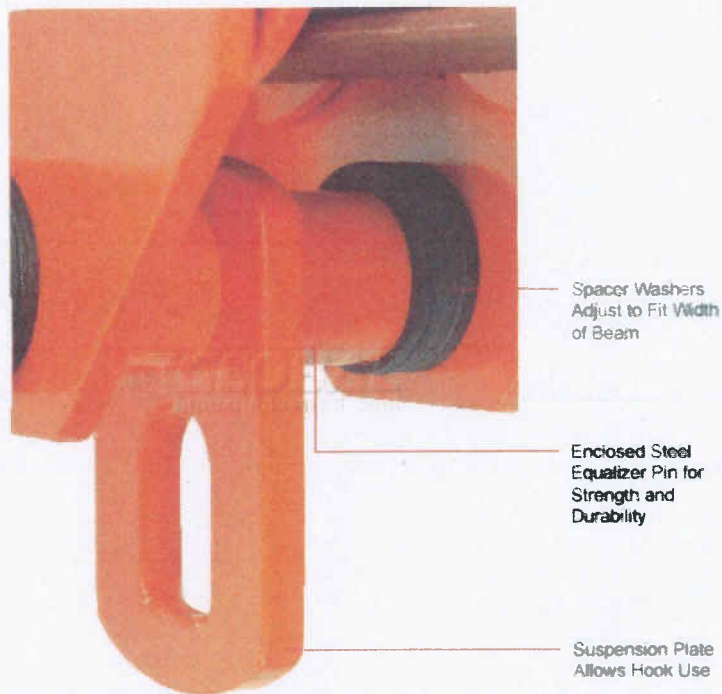
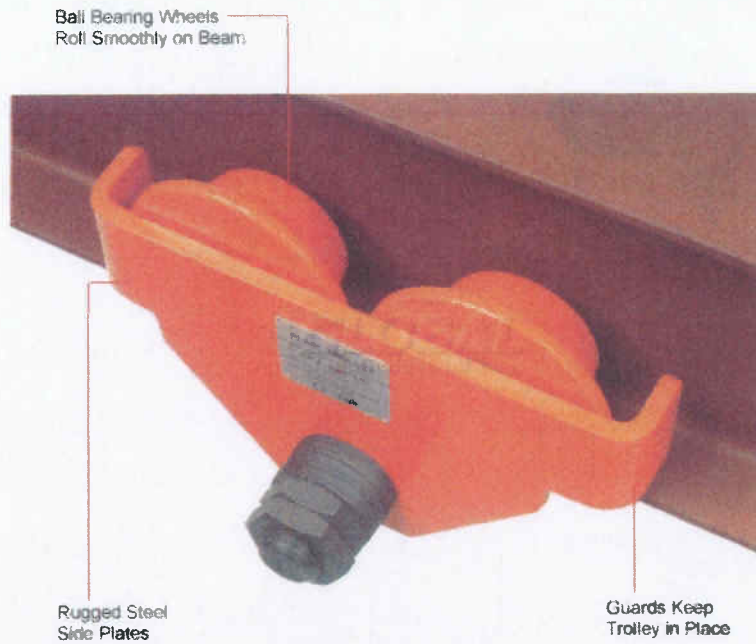


Product Information

"I" BEAM TROLLEY

Adjusts to fit width of beam. Self-aligning frame and ball bearing wheels. Usable on straight or curved track. **1 Year Limited Warranty.**





Product Specifications

CAPACITY LBS	1000
COLOR FINISH	Orange
ASSEMBLY	Unassembled
BEAM WIDTH INCHES	2-1/2 to 5-1/2
BRAND	Global Industrial
CONSTRUCTION	Steel
HEAD ROOM INCHES	5.1
HOOK OPENING INCHES	.94
LIMITED WARRANTY	1 Year
REFERENCE #	272158
WEIGHT LBS	15
WHEEL DIAMETER INCHES	2-1/4 on Track (Inside); 3.2 Outside



Vestil Mini-Electric Cable Hoist 400 Lb. Single & 800 Lb. Double Line Capacity



Availability: {availability=Usually ships in 8 to 11 days, type=InStock}
 Item #: T9F985006

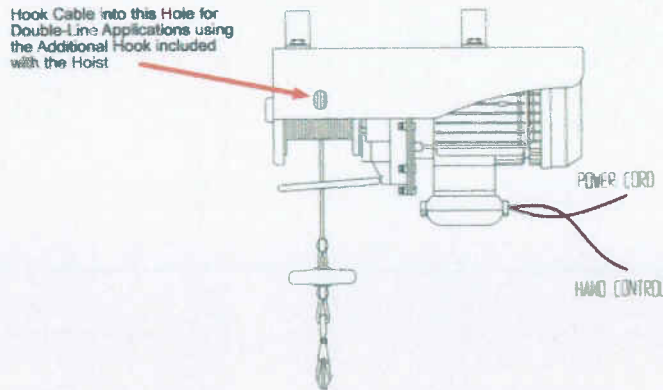
Price: \$247.95

Product Information

MINI-ELECTRIC CABLE HOIST

Lightweight and economically priced electric hoist is perfect for light-duty applications in the shop, at jobsites and at the home. Portable powered cable hoist can be easily configured into both single-line and double-line lifting applications. Hoist features a high-torque 115V AC electric motor with a 18' power cord, and a pushbutton remote control with a 5' cord. Intermittent use only. Includes hardware to attach the hoist to 1-5/8" round pipe or square tubing.

Note: Single Line Uniform Capacity is 400 lbs.; Double Line Uniform Capacity is 800 lbs.



Product Specifications

LENGTH INCHES	15-1/8
WIDTH INCHES	5-3/4
HEIGHT INCHES	8-7/8
CAPACITY LBS	800 Double-Line; 400 Single-Line
ASSEMBLY	Assembled
BRAND	Vestil
CONSTRUCTION	Steel
CONTROL CORD LENGTH FEET	5
LIFT FEET	18 Double-Line; 36 Single-Line
LIFT SPEED FEET PER MINUTE	30
MANUFACTURERS PART NUMBER	MINI-4
MODEL	985006
TYPE	Cable
VOLTAGE	115
WEIGHT LBS	38

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Optional Swivel Hook Plate for Vestil Mini-Electric Cable Hoist

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Product Information

Photo/Video Gallery

Product Q&A

Accessories

SWIVEL HOOK PLATE FOR MINI-ELECTRIC CABLE HOISTS

Optional Swivel Hook Plate allows the hoist to be attached to a trolley (sold separately).

Product Specifications

COLOR FINISH	Black
ASSEMBLY	Assembled
BRAND	Vestil
CONSTRUCTION	Steel
MANUFACTURERS PART NUMBER	MINI-SH
MODEL	985007
TYPE	Optional Swivel Hook Plate for Mini-Electric Cable Hoist
WEIGHT LBS	22

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(2)

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[Manual Chain Hoist 10 Foot Lift 4,000 Pound Capacity](#)

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\$99.95



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Not Yet Rated

\$122.95



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\$97.95



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Specifications

Working Load Limit:

Assembly Break Strength:

Capacity: 850 Lbs

Webbing: 2" wide

Reach: 5'-6" (from ratchet band to lifting device)

Diameter: Accomodates standard 24" steel drum

Description

This drum handling sling provides a safe, secure way to transport 55 gallon steel drums. It also allows for easy tilting to aid in controlled pouring. This drum sling can be used with any lifting device and works well with a forklift as a forklift drum handler.

- Easily lift and move drums in the vertical position
- Allows tilting of drum for easy pouring
- Wear pad sewn to underside of webbing for extended wear protection

