



City of Ann Arbor

Meeting Minutes - Final

Building Board of Appeals

301 E. Huron St.
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

Friday, May 6, 2016

1:30 PM

Larcom City Hall, 301 E Huron St, Second
floor, City Council Chambers

SPECIAL - This is a special meeting for Honda.

A **CALL TO ORDER**

B **ROLL CALL**

Present: 6 - Paul Darling, Robert Hart, Chair Kenneth J. Winters,
Gordon Berry, David Arnsdorf, and Hugh A. Flack Jr.

C **APPROVAL OF AGENDA**

Approved as presented

D **APPROVAL OF MINUTES**

Approved as presented

D1 **16-0693** Building Board of Appeals Minutes for Honda Special Meeting on February
24, 2016

Attachments: BBA Honda Meeting Minutes for 2-24-16.pdf

Approved by the Board and forwarded to the City Council

E **PUBLIC COMMENTARY - GENERAL**

F **APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS**

F1 **16-0656** Continuation for Honda

Attachments: BBA Attachments for 5-6-16

*Building Official C. Strong speaks about American Honda Corporation
3497 Research Park Drive, Ann Arbor, MI appealing the City's decision*

from the February 18, 2016 meeting. This case involves an automotive emissions test cell located within the American Honda Building. The testing procedure involves placing a new or used gasoline powered vehicle on a chassis dynamometer located within an enclosed climate controlled test cell with a pit below containing general purpose (non-explosion proof) rated electrical panels/fixtures and the dynamometer itself. The electrical distribution system in the pit is rated at 4000 volts & 1000 amps. Once the test commences the dynamometer applies resistance to the vehicle to simulate normal and adverse road conditions. The City is asking for safeguards to prevent accidents of fuel to get into the pit area that may cause an explosion. Honda disputes the 4000 volts and not followed through on.

Edward Toth from Driggers, Schultz and Herbst, who represents Honda speaks to an appeal to the City's decision about American Honda Corporation at 3497 Research Park Drive, Ann Arbor, MI. Mr. Daniel Parker from Parker Engineering speaks in support for American Honda. Mr. David Henry from Maeda Corporation also speaks in support of American Honda Corporation.

Mr. James Parker from Ino-Tek, Incorporated speaks in support of the City of Ann Arbor's position. Mr. Tom Buczkowski, an electrical inspector with the City of Ann Arbor's Building Department also speaks in support for the position with the City of Ann Arbor.

B. Hart moves in the matter of BBA16-001, item 1.2.1 classification of test cell, that the Board finds that Honda has offered an equivalent means and method of protecting its dynamometer test cell by reducing the hazard classification of that test cell to allow for unclassified electrical equipment per a Class 1, Division 2 classification in the following matter: by providing continuous adequate ventilation, by providing hydrocarbon and CO2 detection and alarming, by providing a ventilation interlock to its scavenge exhaust fan to shutdown the dynamometer as outlined in its May 4th letter to the City and that these alarm and detection systems be maintained and kept calibrated and that the City be permitted regular inspections and continue to inspect and refine the inadequacies of the installed electrical system and that further liquid gas detection cabling be installed as part of the remedial work as well as additional ventilation be installed around the existing electrical cabinets. And that we find this to be an equivalent form of construction that further this interpretation for this particular agenda item be not used as a precedent for future installations of this type.

To amend: In addition to the provision of the liquid, leak detection cabling and supplemental ventilation being made that these be done in conjunction with the City and it's Hazard Consultant, so that there is a common level of understanding about where to put those cables and ventilation for those types of cabinets.

I further amend the motion to provide that the required alarm and detection system be maintained and calibration procedures be performed by Honda on a regular basis and that those be conveyed to the City's Fire Marshall on a regular basis and also be made available as such time that the Fire Marshall conducts its regular inspections of the facility.

A motion was made by Hart, seconded by Darling, that the motion be Approved as Amended with Chair Ken Winters dissenting.

G ADJOURNMENT

Adjourn

Accommodations, including sign language interpreters, may be arranged by contacting Planning and Development Services by telephone at 1-734-794-6000, x42663 or by written request addressed to Planning Development Services c/o Board of Appeals, 301 East Huron, Ann Arbor, MI 48104. Requests made with less than two business days notice may not be able to be accommodated. Email: ahoward@a2gov.org