

APPLICATION FOR VARIANCE
BUILDING BOARD OF APPEALS

8-8-17

Section 1: Applicant Information

Name of Applicant: ARCHITECTURAL RESOURCE FOR JIM MCINTOSH + ELAINE GAZDA
 Address of Applicant: 1811 HERMITAGE RD., ANN ARBOR, MICH 48104
 Daytime Phone: 734.769.9784 (ARCH); 734.904.9669 (ELAINE CELL)
 Fax: 734.769.9784 (ARCH)
 Email: AKLEMENT@ARCHITECTURALRESOURCE.COM; GAZDA@UMICH.EDU
 Applicant's Relationship to Property: ARCHITECT

Section 2: Property Information

Address of Property: 1811 HERMITAGE RD., ANN ARBOR, MICH 48104
 Zoning Classification: R1C
 Tax ID# (if known): —

Section 3: Request Information

☒ VarianceChapter(s) and Section(s) from
which a variance is requested:R302.5.1

REQUIRED dimension:

20 MINUTERATED DOOR

PROPOSED dimension:

1 1/2 HOUR RATEDFIRE DOOR

Example: 2003 Building Code, Sec 5:26

Example: 7' Ceiling Clearance

Example: 6'5" under landing

Give a detailed description of the work you are proposing and why it will require a variance (attach additional sheets if necessary)

- SEE ATTACHMENT 'A' -

Section 4: Variance Request (If not applying for a variance, skip to section 5)

The City of Ann Arbor Building Board of Appeals has the powers granted by State law and Building Codes. A variance may be granted by the Building Board of Appeals only in cases involving practical difficulties or unnecessary hardships when **ALL** of the following is found **TRUE**. Please provide a complete response to each item below. These responses, together with the required materials in Section 5 of this application, will form the basis for evaluation of the request by staff and the Building Board of Appeals.

1. Are there hardships or practical difficulties to complying with the Code? Are these hardships or practical difficulties an exception or unique to the property compared to other properties in the City?

- SEE ATTACHMENT 'B' -

2. Are the hardships or practical difficulties more than mere inconvenience, inability to obtain a higher financial return, or both? (explain)

- SEE ATTACHMENT 'C' -

(continued)

File No.:	BBA17-006	Date of Public
Hearing	8-17-17	
Pre-filing Staff Reviewer & Date		BBA Action:
Pre-Filing Review:		
Staff Reviewer & Date:		

Architectural Resource

Michael R. Klement, A.I.A., N.C.A.R.B.
2301 Platt Road, Suite 30
Ann Arbor, Michigan 48103
Phone/Fax 734.769.9784

Page 1 of 1

ATTACHMENT 'A'

We are proposing that a commercial fire door system be installed over an existing window, which exists in a common wall between an existing first floor family room of an existing single family residence from the proposed new attached garage addition.

The City of Ann Arbor Building Department has stated that the use of a commercial type fire door system (i.e. fire shutter) in residential construction is not specifically addressed in the 2015 Michigan Residential Building Code and as such will require a variance.

The original decision to implement a fire door system solution was arrived at collaboratively after conversations with Craig Strong and Larry Pickle for the Ann Arbor Building Department on 10-31-16 at 3:24pm. At that time, it was deemed acceptable to use a 1 1/2 hour rated fire door system with a 165 deg. F. heat activated fusible link over the existing window on the garage side as 'equal or better' than the fire protection provisions outlined in R302.5 of the 2015 Michigan Residential Building Code. Subsequently we have increased the sensitivity of the fire door system with the introduction of a photoelectric smoke detector activation system.

ATTACHMENT 'B'

Yes – a primary goal for the clients in commissioning a design for a garage addition was to maintain an experience of transparency from within their existing David Osler designed family room. The fire door allows for minimal visual impact from inside the existing family room and maintains the architectural character of the residence. Additionally, based on the geometry of the lot and the existing setbacks– no other practical location for the construction of a new garage addition exists.

ATTACHMENT 'C'

Yes – See attachment 'B' above. Additionally, covering or infilling the existing window would be a lower financial investment than procuring and installing the fire door system.

ATTACHMENT 'D'

The geometry of the lot dictates the necessary location of the garage addition, as there is not sufficient space between the North and East setbacks and the existing house to accommodate a garage. Bringing the garage further forward from the street side elevation of the house would encroach into the front yard and distract from the character of the residence and the neighborhood. With the garage adjacent to the existing family room, the goal is to maintain – to the greatest extent possible – the experience from inside the existing home. Removing a significant existing window would substantially alter that experience.

ATTACHMENT 'E'

As previously mentioned the fire door condition was deemed acceptable on 10-31-2016 after working collaboratively with Craig Strong and Larry Pickle to develop an architectural solution which would provide the function desired while also maintaining the transparency and the experience of living in the existing residence.



CITY OF ANN ARBOR

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

Receipt Number: 2018-00011902

Project Number	BBA17-006
Receipt Print Date:	08/09/2017
Address	1811 HERMITAGE RD
Applicant	
Owner	MC INTOSH JAMES H
Project Description	FIRE SHUTTER IN RESIDENTIAL GARAGE

FEES PAID

0026-033-3370-0000-4361

P&D - APPEAL FEES 15/16

BBA 1 & 2 FAMILY	0026-033-3370-0000-4361	250.00
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Total Fees for Account 0026-033-3370-0000-4361:	250.00
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TOTAL FEES PAID	250.00
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DATE PAID: Wednesday, August 9, 2017

PAID BY: LOGOS

PAYMENT METHOD: CHECK 5048



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — CONSTRUCTION SERVICES

Larcom City Hall | P.O. Box 8647 | 301 East Huron Street | Ann Arbor, MI 48107-8647

p. 734.794.6263 | 734.994.8460 | building@a2gov.org

Date Submitted: 5-8-17

PERMIT #: BLDG 17-0903

BUILDING PERMIT APPLICATION — RESIDENTIAL

Permission is requested by the Contractor and by the Owner to perform work as described below and on the following pages, and as shown on the attached plans.

YOU MUST FILL IN ALL FIELDS

PROPERTY	Address <u>1811 Hermitage Rd</u>		Zoning District <u>RIC</u>
	Suite or Unit #		
PROPERTY OWNER	Name <u>Jame McIntosh & Elaine Garza</u>		Ph <u>734-216-4917 cell</u>
	Address <u>1811 Hermitage Rd Ann Arbor 48104</u>		Email <u>jhmich@umich.edu</u>
	City <u>Ann Arbor</u>		Zip <u>48104</u>
CONTRACTOR	Last Name/Business <u>MBK Constructors</u>		Ph <u>734-994-4644</u>
	Address <u>2675 W Joy Rd Ann Arbor 48105</u>		Fax <u>734-994-10548</u>
	City <u>Ann Arbor</u>		Email <u>mshagen@mbkconstructors.com</u>
	License No. <u>2102125743</u>		Exp. <u>5/31/2020</u>
ARCHITECT/ENGINEER	Name <u>Architectural Resources</u>		Ph <u>734-769-9783</u>
	Address <u>2301 Platt, Ste 30 Ann Arbor 48104</u>		Fax
	City <u>Ann Arbor</u>		Email <u>mklement@architecturalresources.com</u>
	License No.		Exp.
VALUE OF WORK			
Includes material and labor for scope of permit, including mechanical, electrical and plumbing. Mechanical, electrical and plumbing to obtain separate permits.			\$ <u>90,000</u>
HISTORIC DISTRICT			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No District _____			
FLOOD PLAIN			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No DNR-E Permit # _____ Approval _____			
RENTAL PROPERTY			
Is this building residential rental property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No No. of Units: _____			

You MUST submit a minimum of TWO (2) copies of plans.

FOR ADDITIONAL REQUIREMENTS, REFER TO THE ATTACHED CHECKLIST

SOIL 17-0055
CR # 13115

364.00
910.00
50.00

BUILDING INFORMATION		
TYPE OF WORK (Select one from each column)		
<input type="checkbox"/> Build/Finish <input checked="" type="checkbox"/> Addition(s) to <input type="checkbox"/> Alteration(s) to <input type="checkbox"/> Change of Occupancy <input type="checkbox"/> Demolition of <input type="checkbox"/> Move <input type="checkbox"/> Repair(s) to <input type="checkbox"/> Replacement of <input type="checkbox"/> Other _____	<input type="checkbox"/> New <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Portion(s) of existing <input type="checkbox"/> Shell <input type="checkbox"/> Foundation only <input type="checkbox"/> Other _____ _____ _____ _____	<input type="checkbox"/> Building <input type="checkbox"/> Tenant Space <input type="checkbox"/> Deck <input type="checkbox"/> Porch <input type="checkbox"/> Fence <input type="checkbox"/> Door <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Roof <input type="checkbox"/> Sign <input type="checkbox"/> Windows-Number _____ <input type="checkbox"/> Siding
DESCRIPTION OF WORK: <u>New garage addition and roof extension over patio driveway</u>		
COMMENTS TO REVIEWER: _____ _____		
ZONING		
Existing Use: <u>RESIDENTIAL</u>		
Proposed Use: <u>RESIDENTIAL</u>		
If constructing a new building or an addition to an existing building, attach a dimensioned site plan or site survey and complete the section below.		
Max. Height Above Grade: _____ (Measured to midpoint of sloped roof)	New Gross Floor Area: _____ Total Floor Area: _____	
Stories Above Grade: _____	No. of Units Upon Completion: _____	
If the addition is to the front or the street side of a corner lot, provide the following: Averaged front setback of all properties within 100 feet is: _____		
For questions about zoning requirements, contact Planning at 734-794-6265 or planning@a2gov.org		

PURSUANT TO PUBLIC ACT 135 OF 1989 ALL BUILDING DIVISION PERMIT APPLICANTS MUST FILL OUT THIS SECTION			
1. Workers Compensation Carrier: <u>Wells Fargo WC 2095193 / Hastings WC 9742158</u>			
2. Tax ID# <u>38-3224879</u> 3. MESC # /Unemployment Agency # <u>1624985000</u> 4. Homeowner - N/A <input type="checkbox"/>			
SECTION 23A of the State Construction Codes Act of 1972, Act. No. 230 of Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this State relating to persons who perform work on a residential building or a residential structure. Violators of Section 23a are subjected to civil fines.			

CONTRACTOR, acting through the undersigned, agrees to comply with all terms and conditions of permit as it may be issued.

Signature: Sheila J Monroe Date: 4/30/17

Print Name of Signature and Title: Sheila J Monroe Office Manager

Company Name: MBK Constructors Inc

HOMEOWNERS AFFIDAVIT: I hereby certify that I am the bona fide homeowner of the above property which is a single residence and not for rent. I am familiar with the provisions of the applicable ordinances and rules and hereby agree to make this installation or construction in conformance with the ordinance. I realize that in making this application, I assume the responsibility of a licensed contractor for the work mentioned in this permit. I agree to notify the Building Division within 72 hours after the work is completed so that the required inspection(s) can be made. I further agree to keep all parts of this work exposed until accepted by the inspector.

Violation Penalties: Any person who shall violate any provision of the Ordinance or shall fail to comply with any of the requirements thereof, shall, upon conviction thereof, be punished by a fine not to exceed \$500.00, or by imprisonment for not to exceed 90 days or both such fine and imprisonment, in the discretion of the Court.

Signature (Homeowners Only) Printed Name and Address Date

I, **OWNER**, or person acting as owner's agent, agree to require Contractor to comply with all terms and conditions of permit as it may be issued, agree to the terms and conditions of permit as it may be issued, and agree to pay all fees and costs that may come due as a result of any activity under the permit.

*Signature: _____

Print Name of Signature: _____

*If Owner's signature is by Contractor or its representative, Contractor warrants and represents that it is an authorized agent for Owner for purposes of obtaining this permit. (NOTE: Contractor is **NOT** allowed to act as agent for Owner if Contractor is in non-compliance status on other permits.)

NOTICE: A copy of this permit will be provided to the City Assessor's Office when the requested building permit is issued. A staff member of the Assessor's Office may visit the property for assessment purposes in connection with this building permit. By signing this application you acknowledge, personally and on behalf of the property owner, receipt of this notice.

PAYMENT

Please provide payment information to process the application using a **payment cover sheet**. Any application received without payment information included cannot be processed.

OFFICE USE ONLY

HISTORIC DISTRICT NOTES

Notes: _____

Approval: _____ Date: _____

PLANNING AND ZONING NOTES

Notes: GARAGE ADDITION

Approval: [Signature] Date: 5/15/17

BUILDING NOTES

Notes: _____

Approval: [Signature] Date: 5-18-17

FEES

Building Permit _____ Grading Permit _____

Plan Review _____ Historic District Permit ☐ \$25 ☐ Other ☐ N/A

Zoning Review ☐ \$20 ☒ \$50 ☐ N/A TOTAL _____

7/25/2016



CITY OF ANN ARBOR

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

Printed: May 08, 2017

Receipt Number: 2017-00054512

Permit Number: BLDG17-0903

Permit Type: BUILDING

Site Address: 1811 HERMITAGE RD

Applicant:

Owner: MC INTOSH JAMES H

Contractor:

Job Description:

FEES PAID

0026-033-3330-0000-4345

BUILDING PERMIT FEES

PLAN EXAMINATION

0026-033-3330-0000-4345

\$364.00

Total Fees for Account 0026-033-3330-0000-4345:

\$364.00

Total Fees Paid:

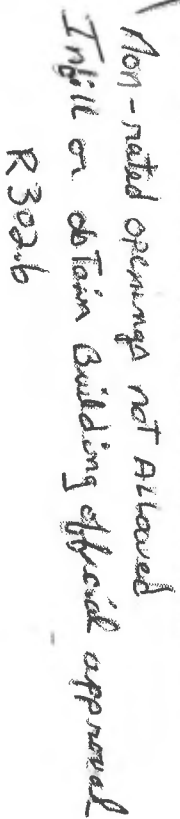
\$364.00

Date Paid: Monday, May 8, 2017

Paid By: LOGOS

Address: , ,

Pay Method: CHECK 13115

$$1/4'' = 1'-0''$$


R302.6

ADDITION

1811 Hermitage Ann Arbor MICHIGAN, 48104 734-662-0597

MICHAEL R. KLEMENT A.I.A., N.C.A.R.B. ARCHITECT 734-769-9784

ALEX JACKSON PROJECT DESIGNER

©2016 ARCHITECTURAL RESOURCE, LLC

2016-11-30

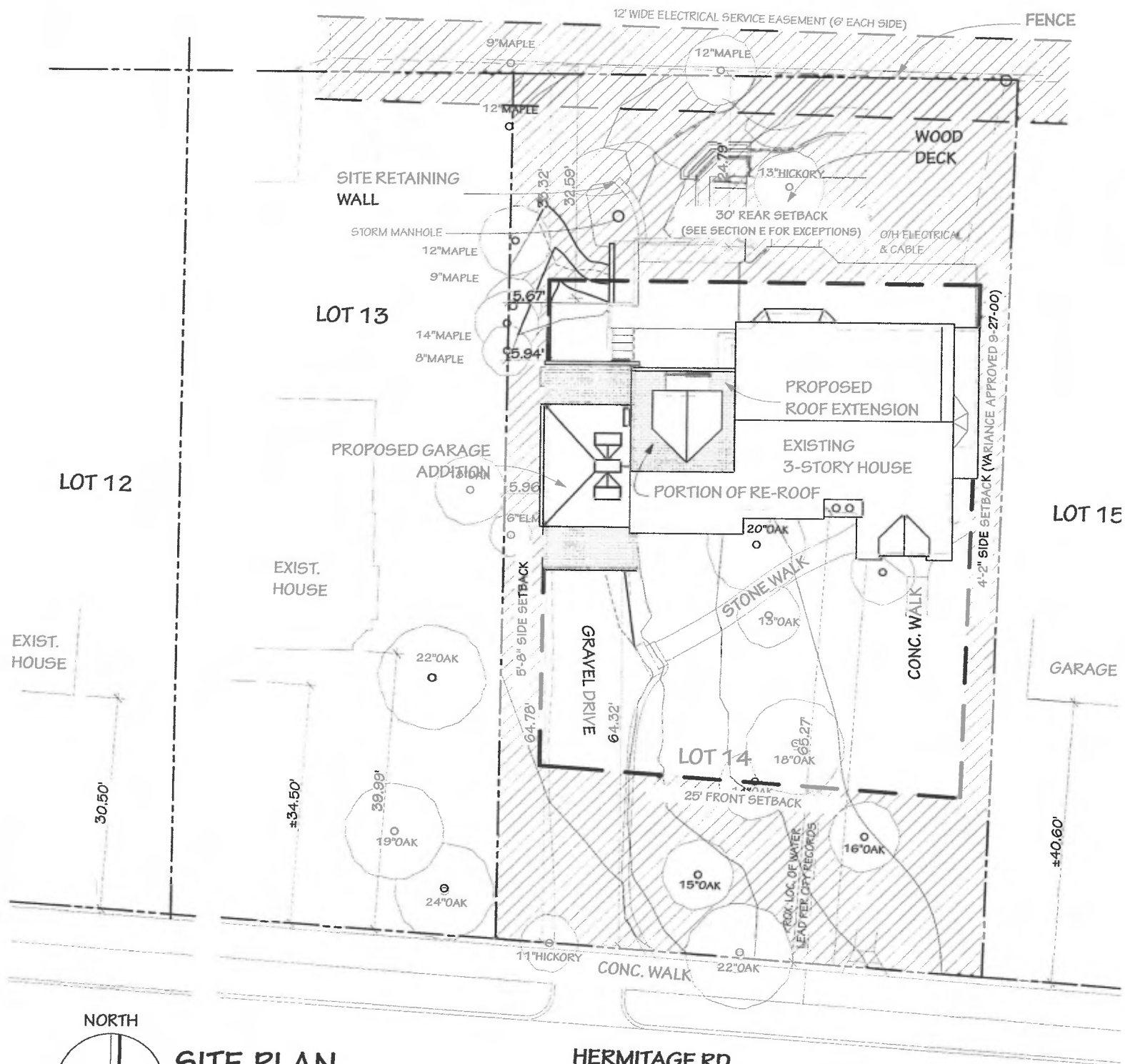
A.O.O.

Architectural Resource, LLC
Michael R. Klement, A.I.A., N.C.A.R.B.
2301 Platt Road., Suite 30
Ann Arbor, Michigan 48104
Phone/Fax: 734.769.9784
www.architecturalresource.com

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Client: GAZDA/MCINTOSH RESIDENCE

Project: 1811 Hermitage



NORTH

SITE PLAN

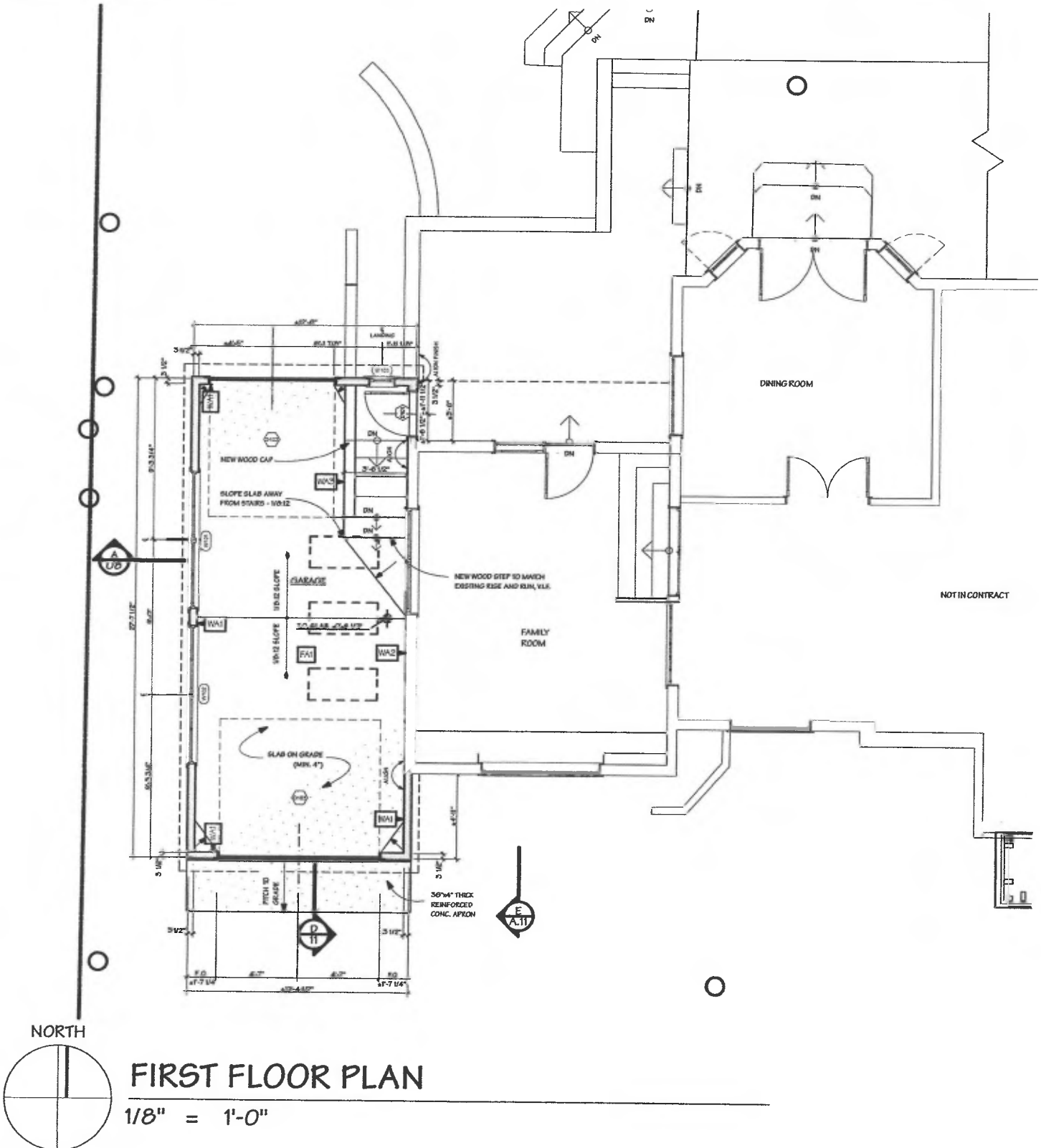
1" = 20'

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Client: GAZDA/MCINTOSH RESIDENCE
Project: 1811 Hermitage



1 SOUTH EXTERIOR ELEVATION
A.03 1/8" = 1'-0"

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Client: GAZDA/MCINTOSH RESIDENCE

Project: 1811 Hermitage



1
A.04

WEST EXTERIOR ELEVATION

1/8" = 1'-0"

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Client: GAZDA/MCINTOSH RESIDENCE
Project: 1811 Hermitage



NOT IN CONTRACT

1
A.05

EAST/WEST CROSS SECTION 'A'

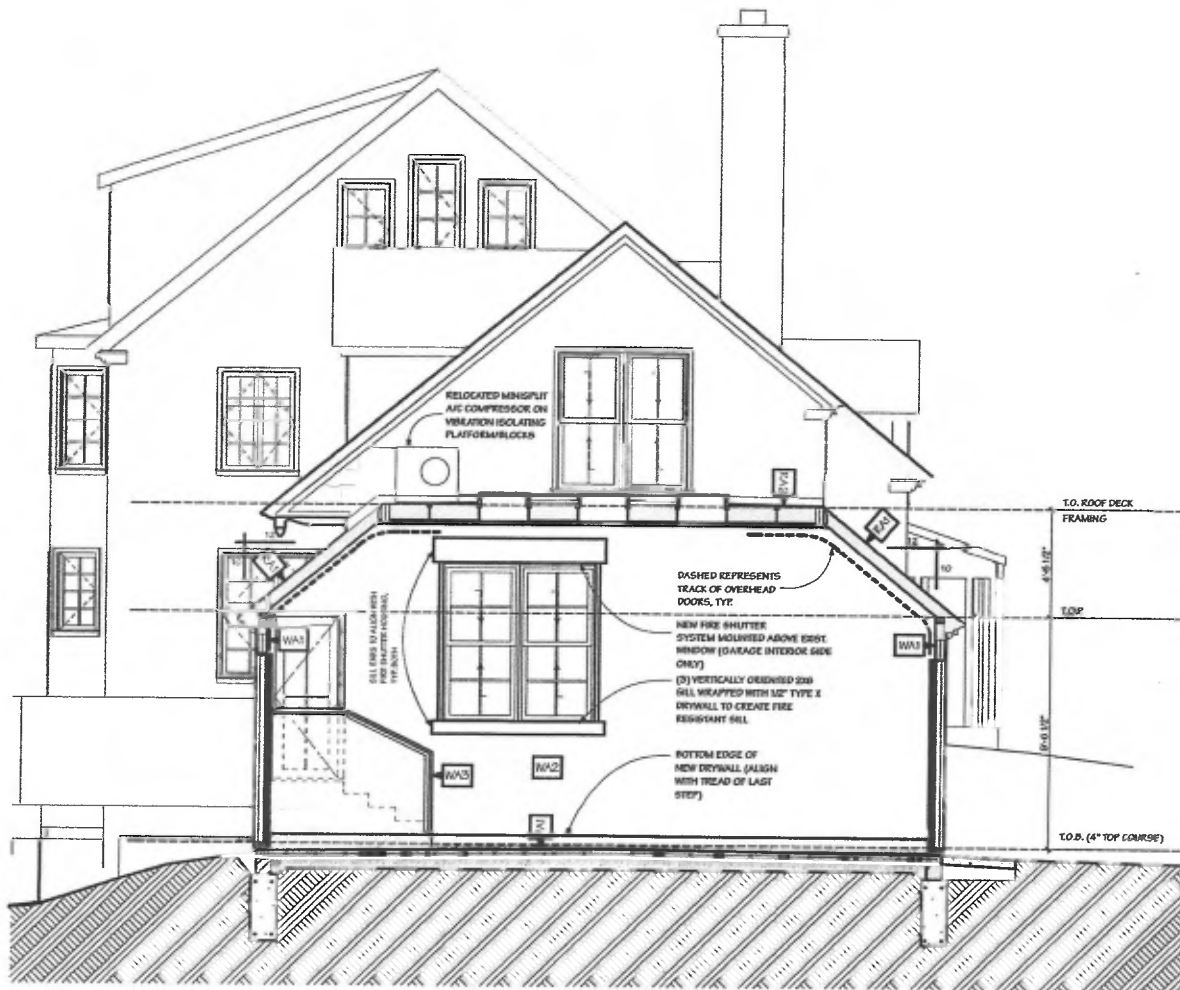
1/8" = 1'-0"

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Client: GAZDA/MCINTOSH RESIDENCE

Project: 1811 Hermitage



1
 A.06

NORTH/SOUTH CROSS SECTION 'F'

1/8" = 1'-0"

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Client: GAZDA/MCINTOSH RESIDENCE
Project: 1811 Hermitage



FireDoor Systems



MODELS

640

641



INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS

The Original, Innovative Choice for Unequalled Quality and Service

Overhead Door Corporation pioneered the upward-acting door industry, inventing the first upward-acting door in 1921 and the first electric door operator in 1926. Today, we continue to be the industry leader through the strength of our product innovation, superior craftsmanship and outstanding customer support, underscoring a legacy of quality, expertise and integrity. That's why design and construction professionals specify Overhead Door Corporation products more often than any other brand.

The Overhead Door Red Ribbon is a mark of quality that also reflects the pride we take in the people who support our products. Our family of over 400 Overhead Door Distributors across the country not only share our name and logo, but also our commitment to excellence. Your Overhead Door Distributor will work with you in a consultative role to ensure that product selections achieve your design and application requirements — in addition to offering expert installation, professional field service and ongoing maintenance. From project design and manufacturing to installation and service, the Overhead Door Red Ribbon is your guarantee of genuine quality and turnkey service excellence.

Together with our distributors, we offer comprehensive technical information and resource materials to support your project, including:

- Architectural Design Manual – a comprehensive guide to selecting, specifying and detailing all commercial and industrial Overhead Door products can be found at www.OverheadDoor.com/ADM/base.html
- Operation & Maintenance Manual – detailed product information, customized for your project, to ensure reliable, long-life door system operation
- Custom application and technical assistance through ordering plants' customer service and technical services respectively
- Visit our Architect's Corner at www.OverheadDoor.com



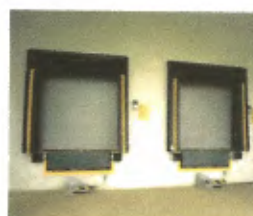
Advanced Rolling Steel Door
RapidSlat®



Thermacore® Sectional Doors



Rolling & Side Folding
Security Grilles & Closures



Rolling Service Doors



Commercial Operators

Today, Overhead Door Corporation – along with our Horton Automatics division, for automated pedestrian entrances – is recognized as the leading, single-source manufacturer of integrated door and operator systems for commercial, industrial and residential applications. With multiple manufacturing locations throughout the United States, a state-of-the-art TREQ (Testing, Reliability, Engineering, and Quality) Center for design and engineering, and a national network of authorized Overhead Door Distributors, our capabilities are leading-edge and our field service and technical support second to none. Built best and backed best, Overhead Door is the industry's leading choice for quality that shows and lasts.

To talk with the Overhead Door Distributor nearest you, call 1-800-929-DOOR.

Overhead Door Corporation
2501 S. State Hwy. 121 Bus., Suite 200
Lewisville, Texas 75067
1-800-929-DOOR
www.OverheadDoor.com



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COMMERCIAL & INDUSTRIAL SOLUTIONS

The Overhead Door Corporation family of quality commercial and industrial products includes:

The Genuine. The Original.



A part of Sanwa Holdings Corporation

©2013 Overhead Door Corporation. Overhead Door, Thermacore, RHX, RSX, Fire Sentinel, RapidSlat and the Ribbon logo are registered trademarks of and CDX is a trademark of Overhead Door Corporation. Knock & Lock is a registered trademark of Kenneth E. Nachreiner. All other trademarks are property of their rightful owners. Consistent with our policy of continuing product improvement, we reserve the right to change product specifications without notice or obligation. C900-190 2M 8/13 JAR

Counter Fire Doors

MODELS 640/641

Standard Features At a Glance

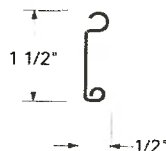
- Available with UL and FM 3-hour (optional) Class A labels for masonry fire walls
- Available with a UL 1 1/2-hour Class B label for applications in non-masonry fire walls of dry wall with wood, steel studs, or steel tube jambs
- NFPA-80 compliant
- Fusible link separates at 165°F (74°C) to automatically close the door
- Governor controls rate of door descent during a fire
- Compact box guide design for an attractive appearance
- Upward-expanding guide design for flush to countertop installation
- Flat slat curtain design in primed galvanized steel finish (640 Model) or No. 4 stainless steel finish (641 Model)
- Slide bolt locking on push-up/crank

Options

- Flame baffle system (required for optional FM label)
- Fire Sentinel® time-delay release device (see page 15)
- FireLite® vision lites in 3- and 1 1/2-hour curtains
- Firestop® fire-resistant core countertops surfaced with the most popular brands of decorative laminates
- UL-listed brush-type smoke seals
- Photoelectric or ionization-type smoke detectors
- Crank or electric operation
- Electric operation does not require tension reset after drop test or closure due to power loss
- Powdercoat paint finish offered and up to 215 custom colors, or color-matched to architect's specification
- 20 minute UL smoke label on 640/641 doors up to 12'0" wide x 10'0" high opening

Slat Data

F-158 Slat



Model	Slat	Opening	Width	Standard
640	F-158	Thru 14'0"	(4267 mm)	22 ga.
641	F-158	Thru 14'0"	(4267 mm)	22 ga. ss

Slats are galvanized and painted or stainless steel (ss).

640 and 641 Models. A Stylish

The 640 and 641 Model doors are ideal for openings requiring a counter-type fire-rated door. Common applications include factories, schools, concessions, hospitals, cafeterias and retail settings. Labeled with either a 3-hour Class A rating for masonry applications, or a 1 1/2-hour Class B label in non-masonry fire walls, these doors are designed to expand upward in a fire, allowing the guides to be installed flush with the sill. Models 640 and 641 counter fire doors are UL approved and can be custom designed for conveyor openings. Their compact, box-like form also provides an attractive finished appearance that requires minimum side room. The 640 Model has exposed components made of primed galvanized steel while the 641 Model exposed components are of stainless steel. A host of standard and optional features further enhance performance of these doors for fire-rated applications.

Built-In Safety.

The 640/641 Model doors feature fusible links. These links separate at 165°F (74°C) for ambient conditions under 100°F (38°C), or at 212°F (100°C) for ambient conditions over 100°F (38°C), to close the door automatically under governor control. These doors meet strict fire safety testing standards, including New York City (MEA) and State of California (CSFM) requirements.

Options for Added Safety and Simplified Operation.

An array of options allows the 640 and 641 Models to be adapted to virtually any job requirement. UL-listed FireLite® vision lites in 3-, and 1 1/2-hour labels allow visual access and light infiltration. UL-listed brush-type smoke seals enhance smoke retardation properties. The choice of a crank or electric operator simplifies door operation. The doors can also be custom-designed for conveyor openings. A variety of smoke detectors, including photoelectric or ionization-type detectors, are also available when the door is equipped with the Fire Sentinel® release device.



Counterpart to Safety for Fire-Rated Applications.



Shown with optional flame baffle for FM

Fire Sentinel® for Fail-Safe Protection.

The Fire Sentinel® is a UL-listed, fail-safe device. This time-delay release mechanism provides a 10-second time-delay release as well as an independent 10-second time delay on power loss to control the closure of the door after an alarmed event while eliminating false closures due to momentary power outages. An intelligent operation feature on some models recognizes an already-closed door to prevent damage to the release mechanism. Fire Sentinel® is available with a battery back-up, strobe/sounder alarms and programmable multilingual enunciators to provide advanced protection against fire.

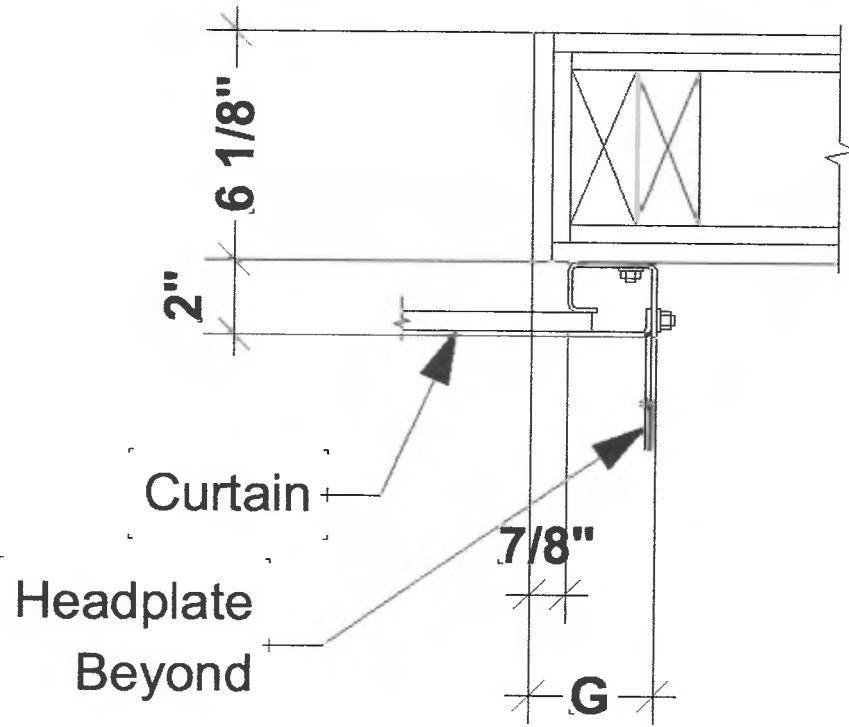
The Choice of Galvanized or Stainless Steel.

Whether you opt for a 22-gauge galvanized steel (640 Model) or a 22-gauge stainless steel (641 Model), these doors deliver

unsurpassed strength, durability and aesthetic appeal. The 640 Model features a flat interlocking steel curtain that is factory-finished with a rust-inhibited roll coating process that incorporates a baked-on primer and polyester top coat to eliminate field painting and improve finish life. The 641 Models' stainless steel slats are offered with a No. 4 finish for long-lasting good looks.

Fire-Rated Countertop for Integrated Design.

The 640 and 641 Models are available with a 1 1/2-hour rated countertop that allows you to coordinate design details with an added measure of safety against fire. The fire-rated countertop features a fire-resistant core and is available in a variety of decorative laminate finishes.



Wood Frame Jamb detail from manufacturer: not to scale

FIRE SENTINEL®

FAIL-SAFE RELEASE DEVICE*



TIME-DELAY DOOR RELEASE DEVICE THAT DIRECTS A FIRE DOOR'S CLOSURE IN AN EMERGENCY SITUATION

- Floor-level testing, reset and trouble indication available for ease of operation
- Intelligent operation feature recognizes when the door is closed, inhibits release to eliminate time-consuming resets and prevents damage to the door release mechanism**
- Models available in 120V AC or 24V DC
- Battery back-up provides extra protection in the event of a power loss (FSBX and FSCX models).
- Diagnostic capabilities via LED status lights confirm the operation of the unit
- 10-second time-delay on alarm (up to 60-seconds optional) as allowed by Authority Having Jurisdiction
- Optional alarm on power loss provides additional safety measure (FSBX and FSCX models)
- Relay contact outputs can be utilized to indicate active alarm and trouble status
- Sounder/strobe alarm available (standard on FSCX model)
- UL 864 listed for U.S. and Canada
- NFPA® 72 compliant
- Compatible with UL 325 complaint operators - maintains stop on obstruction option†
- Factory Mutual approved

* As defined by NFPA® 80.

** For non-motorized doors, this feature requires a proximity switch.

† Available on FSCX models only.



INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS

FIRE SENTINEL® FAIL-SAFE DEVICE/ RELEASE DEVICE

Features and options

MODELS	FSAX24V	FSBX24V	FSBX120V	FSCX24V	FSCX120V
Dimensions	11 7/16"x10 1/4"x5 1/8"	11 7/16" x 10 1/4" x 5 1/8"	11 7/16" x 10 1/4" x 5 1/8"	11 7/16" x 10 1/4" x 5 1/8"	11 7/16" x 10 1/4" x 5 1/8"
Approximate weight	8 lbs.	18 lbs.	19 lbs.	19 lbs.	20 lbs.
Voltage requirements	24V DC	24V DC	120V AC	24V DC	120V AC
Supervisory	.385 A	.385 A	.430 A max	.385 A	.430 A max
Alarm	.610 A	.610 A	.430 A max	.610 A	.430 A max
10 second alarm time delay (also adjustable to 20 or 60 seconds)	Standard	Standard	Standard	Standard	Standard
24-hour battery back-up	N/A	Standard	Standard	Standard	Standard
ADA sounder/strobe warning before door closure	Optional	Optional	Optional	Standard	Standard
Fail-to-close safety timer*	Standard	Standard	Standard	Standard	Standard
Stop on obstruction - max closure**	N/A	N/A	N/A	Standard	Standard
Drop on obstruction - max closure**	Standard	Standard	Standard	Standard	Standard
Floor-level trouble indicator	Standard	Standard	Standard	Standard	Standard
Supports 2 or 4 wire smoke detector system	Standard	Standard	Standard	Standard	Standard
Load rating: support and release 20 lbs. max	Standard	Standard	Standard	Standard	Standard

* This feature requires a proximity switch for non-motorized doors.

** Requires use of an electric safety edge.



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