



# City of Ann Arbor

## Formal Minutes - Draft

### Building Board of Appeals

301 E. Huron St.  
Ann Arbor, MI 48104  
<http://a2gov.legistar.com/Calendar.aspx>

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Thursday, August 17, 2017

1:30 PM

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

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**A CALL TO ORDER**

**Present:** 5 - Paul Darling, Chair Kenneth J. Winters, Gordon Berry,  
David Arnsdorf, and Hugh A. Flack Jr.

**Absent:** 1 - Robert Hart

**B ROLL CALL**

**D APPROVAL OF AGENDA**

**Approved as presented**

**E APPROVAL OF MINUTES**

**E1** BBA MEETING MINUTES FEBRUARY 16, 2007

**E2** Building Board of Appeals Meeting Minutes May 18, 2017

**Approved by the Board and forwarded to the City Council due back  
on 8/28/2017**

**F PUBLIC COMMENTARY - GENERAL**

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

**G1** BBA17- 006 APPEAL HEARING FOR 1811 HERMITAGE ROAD ANN  
ARBOR, MI AUGUST 17, 2017

*Mr. Michael Klement, architect, speaking on behalf of the owners for the  
appeal hearing for 1811 Hermitage Road, Ann Arbor, MI in regards for a  
1 1/2 hour rated fire door system for the adjacent garage.*

*Mr. P. Darling motions that in the matter of the appeal hearing for*

*BBA17-006 for 1811 Hermitage Road, Ann Arbor, MI the Board grant a variance from Section R302.5.1 of the Michigan Residential Code to allow installation of a fire shutter/fire door over an existing window in the common wall between the house and the new garage/multipurpose room. The granting of this variance will provide an alternate form of protection to what the code requires for an opening in the wall separation between the house and the garage space.*

*In addition, the fire shutter door is to be controlled by a smoke detector on the garage side of the space that will trigger the operation of the door. The homeowner will have a drop test of the door be provided at least once a year and the homeowner provide a letter to the City or a copy of the drop test results to the City annually, to include any service or inspection that occurs to the door. The remainder of the wall between the house and the garage will comply with what the current code requires for wall construction type. The bottom half of window to be fixed or secured shut. In addition one interior alarm is to be installed adjacent to the window interconnected with all the other smoke/fire detectors in the house and garage, to the satisfaction of the Fire Marshall. We find that this will provide an alternative form of construction, being equivalent to the code requirement.*

**Approved**

**G2**

**BBA17- 005 APPEAL HEARING FOR 611 EAST WILLIAM STREET, ANN ARBOR, MI AUGUST 17, 2017**

*Mr. Gary Cooper, architect, representing Barton Bryant, owner of Redeemer Church of Ann Arbor speaks on the behalf of 611 East William Street, Ann Arbor, MI in regards to locating new, barrier-free restrooms at the basement level of this three story, historic building. Mr. P. Darling motions that in the matter for the appeal hearing for BBA17-005 for 611 East William Street, Ann Arbor, MI that a variance be granted from the specific provisions of the Michigan Plumbing Code Section 403.3.3 to allow installation of restrooms more than 1 floor below the space required to be provided with toilet facilities. In this case the toilet facilities would be located in the basement, two floors below the (Sanctuary) Meeting Room.*

*The granting of this variance is based upon the travel distance from the remote corner of the 2nd floor all the way to the basement restrooms being approximately 100 linear feet, and the code allows up to 500 feet of travel distance. This variance would apply only to this use of the building. The building is to be occupied only by persons who are familiar with the*

*building and the restroom locations. The owner is to provide signage on each floor level indicating which level the restrooms are located. We find that this is equivalent to what the code requires.*

**Approved**

**H OLD BUSINESS**

**None**

**I NEW BUSINESS**

**None**

**J ADJOURNMENT**

**Adjourn**