



## PLAN SNAPSHOT REPORT BBA24-0007 FOR THE CITY OF ANN ARBOR

**Plan Type:** Building Board of Appeals  
**Work Class:** Administrative Appeal  
**Status:** Fees Paid  
**Valuation:** \$0.00

**Project:**  
**District:** Ward 1  
**Square Feet:** 0.00  
**Assigned To:** Lemieux, Michael

**App Date:** 11/07/2024  
**Exp Date:** NOT AVAILABLE  
**Completed:** NOT COMPLETED  
**Approval Expire Date:**

**Description:** Appeals for residential Condo that is considered Commercial property be allowed to apply residential plumbing code for laundry be approved. Existing Permit PLUMC24-0545

<b>Parcel:</b> 09-09-21-401-014	Main	<b>Address:</b> 1201 Island Dr 202 Ann Arbor, MI 48105	Main	<b>Zone:</b> R4A(R4A)
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Applicant  
Hart & Sons Plumbing LLC  
Zplumberz Ann Arbor  
Scott Hart  
9 S Park Street Suite 100 Suite  
100  
Ypsilanti, MI 48197

### Plan Custom Fields

Type of Building	Commercial	New Building	No	Addition	No
Building Use	Condo #202 - Residential Use	Alteration	Yes	No. of Floors	2
Repair	No	Construction Type	Existing	Area/Floor	202
No. of Occupants	1	BBASStatementofFactsa ndReasoningMemo	PLUMC24-0545 - Failed for not connecting laundry to 3" Piping. I understand that this is current "Commercial" Plumbing Code. Scott Hart (Owner of Hart & Sons Plumbing) spoke to inspector (Larry Craft) about why Residential code does not allow him to pass inspection, he said the building is classified as Commerical even though units are residential. Suggested to file an appeal with BBA to see if residential code can be enforced in this specific application, then he would be able to pass it via residential code. washer/dryer appliances can be installed - See HOA approval		
BBABasisofAppealMe mo	Requesting that "residential" plumbing code be accepted as equal to commercial code to existing plumbing permit PLUMC24-0545 for use of 2" Drain connection and deemed code compliant. Condo is used as a residential dwelling.  HOA of Riverside Condo Association already approved certain ventless			Basis of Appeal	An equal/better form of construction is proposed

# PLAN SNAPSHOT REPORT (BBA24-0007)

Historic District      None      Floodplain      Yes

Attachment File Name	Added On	Added By	Attachment Group	Notes
Tome Code.pdf	11/07/2024 12:39	Hart, Scott		Supporting Materials
Tome_Bathroom sink and laundry.jpg	11/07/2024 12:39	Hart, Scott		Supporting Materials
Tome_HOA appliance approval.pdf	11/07/2024 12:39	Hart, Scott		Supporting Materials
Tome_Laundry_Box.jpg	11/07/2024 12:39	Hart, Scott		Supporting Materials
Signature_Scott_Hart_11/7/2024.jpg	11/07/2024 12:39	Hart, Scott		Uploaded via CSS
1201 island lake unit 202.docx	12/13/2024 14:33	Lemieux, Michael	Internal Only (Back Office)	Staff report

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00131845	BBA - Commercial Appeal	\$500.00	\$500.00
Total for Invoice INV-00131845		\$500.00	\$500.00
Grand Total for Plan		\$500.00	\$500.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Application Completeness - BBA Board of Appeals v.1	Approved	11/07/2024	11/08/2024	11/22/2024	No	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Application Completeness Check - BBA Board of Appeals	Community Services	Harvey, Juliet	Not Required	11/07/2024	11/07/2024	11/22/2024

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Application Completeness Check - Board of Appeals	Community Services	Williams, Debra	Approved	11/07/2024	11/08/2024	11/22/2024

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Plan Review [Building Board of Appeals] v.1	Approved	11/07/2024	11/22/2024	11/26/2024	No	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Building Board of Appeal Review	Building	Lemieux, Michael	Approved	11/07/2024	11/22/2024	11/26/2024

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Completeness Check v.1			11/22/2024 8:14
Application Completeness - BBA Board of Appeals v.1	Receive Submittal	11/07/2024 0:00	11/22/2024 8:14
Plan Review v.1			11/26/2024 14:33
Plan Review [Building Board of Appeals] v.1	Receive Submittal	11/07/2024 0:00	11/26/2024 14:33

## Appeals Approval Process v.1

Board of Appeals Case for Processing v.1	Task
Staff Report Created and Attached v.1	Generic Action
Notification to Tenants v.1	Generic Action
Staff Report Submitted to Legistar v.1	Generic Action
Building Board of Appeals Decision v.1	Generic Action
Decision Letter Created and Attached v.1	Generic Action
Minutes Created and Published v.1	Generic Action

Subject: Washer and Dryer Installation Resolution

Dear Riverhouse Condo Owner,

After multi month research and discussions, Riverhouse Board of Directors decided to allow installation of washer and Dryer in individual condos at Riverhouse.

The resolution grants condo owners the option to install a 3.5 cu. ft. electric washer and/or ventless electric dryer within their units, aiming to enhance convenience and comfort for all residents. The resolution should also help to enhance the value of the riverhouse condo units. Further washer and Dryer standards and limitations are in the attached Board Resolution.

In order to ensure compliance with this resolution, we kindly request that all condo owners with existing washer and/or dryer units provide the following information:

- a. Condo address
- b. Washer Details:
  - a. Make, Model
  - b. Size/volume
  - c. Electric or Gas
  - d. Installation date
  - e. City permit date
- c. Dryer
  - a. Make and Model
  - b. Size/volume
  - c. Electric or Gas
  - d. Vented or Ventless
  - e. Installation date
  - f. City permit date

It is imperative that all installations meet the approved standards outlined in the attached February 26, 2024 board resolution. Therefore, if your washer or dryer does not currently meet these standards, we kindly ask that corrective action be taken before July 31st, 2024.

Please be advised that failure to comply with the approved standards may result in monthly fines until compliance is achieved. Our aim is to ensure that all residents can benefit from these amenities while maintaining the integrity and standards of our community.

Should you have any questions or require further clarification, please do not hesitate to contact us.

Warm regards,

Board of Directors  
Riverhouse Condo Association

# Riverhouse Rules and Regulations for In-Unit Washer and Dryer Installation

Feb. 26, 2024

On Feb. 26, 2024, Riverhouse Board of Directors has approved the installation of electric washers and ventless dryers in each condo unit. Each riverhouse Condo can have one 3.5 Cu. Ft or less electric Washer and/or an electric ventless Dryer, at their own expense.

In order to streamline the process and ensure compliance, the board has outlined the following rules and procedures:

1. Submit a Riverhouse Modification Form for Approval, including the make and model numbers of the desired washer and dryer.
2. Obtain all necessary building, plumbing, and electrical permits as required by the city.
3. Washers must be electric with a capacity of 3.5 Cu. Ft. or less. No natural gas washers are permitted..
4. Dryers must be electric and ventless condenser types. No natural gas Dryer is permitted. The Dryer cannot be vented into attic or crawl spaces.
5. Washers and dryers must operate at either 120 or 220 volts with appropriate breakers per code.
6. Individual or combination ( 2 in 1 ) Washer and Dryers are acceptable.
7. Portable washer/dryer units that meet size requirements and hook up to faucets are also acceptable.
8. Sound dampening pads must be installed under each washer and dryer.
9. Washers and Dryers can only be operated between 7:00 AM and 10:00 PM.

We also advise residents to review their homeowner's insurance policies for potential updates related to the installation of washers and dryers in their Condo.

As more tenants opt for in-unit washer and/or Dryer, Riverhouse will gradually reduce the number of maintained communal machines.

Board of Directors  
Riverhouse Condo Owners Association

Residential Plumbing Code:

**Table P3004.1** - States Drainage Fixture Units are as follows:

- Clothes washer standpipe - 2 DFU
- Lavatory sink - 1 DFU

**Table P3005.4.1** - Allows for up to 10 DFU's be attached to a Vertical Stack or drain - ***Our current set-up has 3 DFU's discharging into the stack.***



**Proper Vented Fixture  
Drain**



**Bathroom sink vanity  
30"**



**Laundry Box**



**Existing 2" Sanitary  
Drain**





