



City of Ann Arbor

Meeting Minutes - Draft

Building Board of Appeals

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

Thursday, October 17, 2024

1:30 PM

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

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at 2gov.org/watchCTN

To speak at public comment call Toll Free 877-853-5247 or 888-788-0099 Enter Webinar ID: 976 7373 7203 Passcode: 647646

A CALL TO ORDER

Meeting called to order at 1:32 PM

B ROLL CALL

City Staff: 4 - M. Lemieux, R. Miller, J. Harvey, D. Williams

Present: 3 - Paul Darling, Robert Hart, and Hugh A. Flack Jr.

Absent: 2 - David Arnsdorf, and Kevin Cox

C PUBLIC COMMENTARY - GENERAL

None

D APPROVAL OF AGENDA

Moved by H. Flack, seconded by R. Hart

E APPROVAL OF MINUTES

E-1 24-1832 Building Board of Appeals Meeting Minutes for September 19, 2024

Attachments: BBA Meeting Minutes 9-19-24.pdf

Approved by the Board and forwarded to City Council.

Moved by R. Hart, seconded by H. Flack

F APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

F-1 [24-1833](#) BBA24-0006 - Appeal for 721 S. Forest, Ann Arbor, MI 48104

Attachments: Staff Report BBA24-0006.pdf, BBA24-0006 Snapshot Report from Application.pdf

M. Lemieux gave staff report. Recommended denial does not meet the minimum requirements of Section 1002.1 of the Michigan Plumbing Code. Matt Spencer, Plumbing Engineer, presented the appeal to the Board. Remedies were discussed.

Following discussion, B. Hart made the following motion:

That in case BBA24-0006, the appeal of the Building Official's decision that the work proposed at 721 S. Forest be granted relief from Section 1002.1 of the 2018 Michigan Plumbing Code and the Building Board of Appeals reverses the Building Official's decision for the reason that: (3) the applicant has proposed an equal or better form of construction with the following stipulations:

- 1) That the work is performed per the applicant's proposed boxout detail #2 including the deep seal trap, and increased piping size from 1 1/2" to 2".**
- 2) That a sample installation will be provided to allow commissioning of the array and tested to the satisfaction of the City plumbing inspector and a third party Michigan licensed mechanical engineer;**
- 3) that the proposed alternate plumbing array only pertains to the second level of the building**
- 4) that approval of this variance shall not constitute a precedent for future similar appeals**

Seconded by H. Flack

Motion carries unanimously.

G OLD BUSINESS

None

H NEW BUSINESS

None

ADJOURNMENT

Meeting adjourned at 1:57 PM

Adjourn

Accommodations, including sign language interpreters, may be arranged by contacting Building and Rental Housing Inspection Services by telephone at 1-734-794-6000, x42677 or by written request addressed to Building and Rental Housing Inspection Service 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: jharvey@a2gov.org