



# PLAN SNAPSHOT REPORT BBA23-0001 FOR THE CITY OF ANN ARBOR

<b>Plan Type:</b> Building Board of Appeals	<b>Project:</b>	<b>App Date:</b> 05/19/2023
<b>Work Class:</b> Administrative Appeal	<b>District:</b> Ward 4	<b>Exp Date:</b> NOT AVAILABLE
<b>Status:</b> In Review	<b>Square Feet:</b> 0.00	<b>Completed:</b> NOT COMPLETED
<b>Valuation:</b> \$0.00	<b>Assigned To:</b> Lemieux, Michael	<b>Approval Expire Date:</b>

**Description:** We are submitting a request for 1211 White St. to allow for an offset in the podium as permitted in 2018/2021 IBC. The proposed podium separation meets and exceeds the current code requirements.

<b>Parcel:</b> 09-09-33-217-003	Main	<b>Address:</b> 1211 White St Ann Arbor, MI 48104	Main	<b>Zone:</b> R4C(R4C)
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Owner 1	Architect	Applicant	General Contractor
Marty Nyrkkanen	aaron j vermeulen	aaron j vermeulen	Scott Klaassen
740 Packard St	2373 Oak Valley Dr. Suite 180	2373 Oak Valley Dr. Suite 180	2100 S Main St A10
Ann Arbor, MI 48104	Suite 180	Suite 180	Ann Arbor, MI 48103
Business: (734) 564-2125	Ann Arbor, MI 48103	Ann Arbor, MI 48103	Business: (734) 677-2222
	Business: (734) 904-0805	Business: (734) 904-0805	

**Plan Custom Fields**

Type of Building	Commercial	New Building	Yes	Addition	No
Building Use	R-2/S-2	Alteration	No	No. of Floors	3
Repair	No	Construction Type	V-B/1-A	Area/Floor	3925
No. of Occupants	18	BBASatementofFactsa ndReasoningMemo	<p>The proposed structure is a 3 story multi-tenant building with 3 dwelling units and 6 occupants per unit. The type V-B construction R-2 residential occupancy on Levels 1, 2 and 3 is separated from the type 1-A construction S-2 parking occupancy on Level 1 by a 3hr rated concrete podium. Levels 2 and 3 are the occupied residential living and sleeping areas and Level 1 consists of a small entry vestibule in each unit and open stair servicing the residential occupancy; and a fire separated small (5 stall) open tenant parking garage.</p> <p>There is a rated horizontal fire barrier between the garage and residential occupancies constructed of 10-inch thick precast hollow core concrete planks with restrained ends and 2" concrete topping slab designed to meet or exceed a 3-hour fire resistance rating (2-hr required by MBC 508.4 and 510.4, 3-hr required by MBC 510.2). There is a rated vertical fire barrier between the garage and residential occupancies on Level 1 is a 12" CMU wall grouted solid with a 3hr+ fire resistance rating.</p> <p>The proposed small portion of residential occupancy on Level 1 is provided to allow an interior walk up condition into each of the dwelling units.</p>		

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<p><b>BBA Desired Relief Memo</b></p> <p>We are requesting a vertical offset in the 3hr rated podium construction between the R-2 and S-2 occupancies. Both the 2018 IBC and 2021 IBC have been amended to allow vertical offsets in podiums per section 510.2 Horizontal building separation allowance.</p> <p>510.2 Horizontal building separation allowance (2018 IBC and 2021 IBC) A building shall be considered as separate and distinct buildings for the purpose of determining area limitations, continuity of fire walls, limitation of number of stories and type of construction where the following conditions are met:</p> <p>1. The buildings are separated with a horizontal assembly having a fire-resistance rating of not less than 3 hours. Where vertical offsets are provided as part of a horizontal assembly the vertical offset and the structure supporting the vertical offset shall have a fire-resistance rating of not less than 3 hours.</p>	<p><b>BBA Basis of Appeal Memo</b></p> <p>We are requesting and have previously submitted this building for permit as a mixed use separated building. Although we have met or exceeded all of the conditions of a mixed use separated building including a 1A fire rated open parking garage construction, the challenge has been that the mixed use separated building code path does not allow two separate construction types in the same building unless separated by a podium construction. Per 2015 IBC and 2015 MBC 510.2, a horizontal assembly (podium construction) is required to extend the entire floor plate of the building and vertical stepping is not permitted per Section 711 but is permitted in future version of the ICC/IBC. Refer attached graphic summary submitted with application.</p> <p>We are not asking for any height or area increases.</p>	<p><b>Basis of Appeal</b></p>	<p>True intent has been incorrectly interpreted</p>
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Historic District	None	Floodplain	No
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Attachment File Name	Added On	Added By	Attachment Group	Notes
DRC-WSR21 - Board of Appeals Meeting 230525 - Signed.pdf	05/19/2023 10:58	vermeulen, aaron	Available Online (Contacts Only)	Supporting Materials
Signature_aaron_vermeulen_5/19/2023.jpg	05/19/2023 10:58	vermeulen, aaron		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	BBA - Commercial Appeal	\$500.00	\$0.00
<b>Total for Invoice NOT INVOICED</b>		<b>\$500.00</b>	<b>\$0.00</b>
<b>Grand Total for Plan</b>		<b>\$500.00</b>	<b>\$0.00</b>

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Application Completeness Check - Board of Appeals v.1	Approved	05/19/2023	05/22/2023	05/22/2023	No	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Application Completeness Check - Debra	Community Services	Williams, Debra	Approved	05/19/2023	05/22/2023	05/22/2023

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Plan Review [Building Board of Appeals] v.1	Approved	05/19/2023	06/05/2023	05/22/2023	No	Yes

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Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Building Board of Appeal Review	Building	Lemieux, Michael	Approved	05/19/2023	06/05/2023	05/22/2023

Workflow Step / Action Name	Action Type	Start Date	End Date
<b>Application Completeness Check v.1</b>			05/22/2023 9:34
Application Completeness Check - Board of Appeals v.1	Receive Submittal	05/19/2023 0:00	05/22/2023 9:34
<b>Plan Review v.1</b>			05/22/2023 9:36
Plan Review [Building Board of Appeals] v.1	Receive Submittal	05/19/2023 0:00	05/22/2023 9:37
<b>Appeals Approval Process v.1</b>			
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		