



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](http://a2gov.legistar.com/Calendar.aspx)

Thursday, March 20, 2025

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 join via Zoom, use link:
<https://a2gov.zoom.us/j/97673737203pwd=ZIJGd1Y5NndZOTRkSm96SEk3a3Nkdz09>

To speak at public comment call Toll Fr

A CALL TO ORDER

Meeting called to order at 1:30pm.

B ROLL CALL

Staff: 3 - M. Lemieux, M. Reddmann, J. Harvey

Present: 4 - Paul Darling, Robert Hart, David Arnsdorf, and Hugh A.
Flack Jr.

Absent: 1 - Kevin Cox

C PUBLIC COMMENTARY - GENERAL

None

D APPROVAL OF AGENDA

Approved

E APPROVAL OF MINUTES

Approved

E1 [25-0627](#) Building Board of Appeals Meeting Minutes for February 20, 2025

Attachments: BBA MINUTES 2_20_25.pdf

Approved by the Board and forwarded to the City Council due back on 4/7/2025

F APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

F1 [25-0628](#) BBA25-0009 - Appeal for 2015 Manchester Rd., Ann Arbor, MI 48104

Attachments: BBA25-0009 Staff Report.pdf, BBA25-0009 Application.pdf

M. Lemieux gave the staff report. Recommended denial as work proposed does not meet standards for approval, the code has not been misinterpreted, the provisions of the code do apply and the proposed condition does not meet minimum requirements of section 405.3.4 exception 2 of the 2021 Michigan Plumbing Code and the submitted plan does not meet the requirements of the 2015 Michigan Building code 1210.3.1. The applicant proposal is not equal to or better than the code requirements.

B. Hart made a motion that in the Case of BBA25-0009, the appeal of the Building Official's decision that the work proposed at 2015 Manchester Rd. is granted partial only partial relief from section [P] 1210.3.1, 405.3.2 of the 2021 Michigan Plumbing Code and 1109.2 exception 7 of the 2015 Michigan Building Code as follows:

(1) 2015 Michigan Building Code and section 1109.2 exception 7 installation of grab bars in the toilet area are required and has been correctly interpreted by the Building Official.

(2) 2021 Michigan Plumbing Code section [P] 1210.3.1 water and 405.3.2 the requirement for water closet enclosures and a lavatory within the toilet room does apply to the children's area toilet room at 2015 Manchester Rd.

Stipulations:

(1) The toilets shall include grab bars as required/advised by ADA regulations.

(2) Wash sinks shall be inside toilets.

(3) It is acceptable to combine hand wash sinks with diaper changing sinks as allowed by Michigan daycare center regulations.

(4) It is acceptable to have low enclosure walls to minimum 48" high to meet Plumbing Code provisions for finish requirements.

(5) Toilet room doors may be 48" high.

(6) Any toilet room with 2 or more toilets shall have only (1) unenclosed toilet. Privacy partitions at other toilets may be 48" high and without doors.

(7) Provisions apply only to the toilet rooms that serve children age 4 and under.

Seconded by H. Flack. On voice vote, motion passes unanimously.

G OLD BUSINESS

N/A

H NEW BUSINESS

N/A

I ADJOURNMENT

Adjourn

Accommodations, including sign language interpreters, may be arranged by contacting Community Services by telephone 1-734-794-6000, x42677 or by written request addressed to Community Services c/o Building 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.