



City of Ann Arbor

Meeting Minutes - Final

Building Board of Appeals

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

Thursday, June 17, 2021

1:30 PM

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: 984 1136 4659

A CALL TO ORDER

Chair P. Darling called the meeting to order at 1:38 p.m.

B ROLL CALL

Staff: 4 -

Present: 4 - Paul Darling, Robert Hart, Hugh A. Flack Jr., and Geoffrey M. Perkins

Absent: 2 - David Arnsdorf, and Kathryn Levasseur

C APPROVAL OF AGENDA

Approved

D APPROVAL OF MINUTES

D-1 [21-1186](#) Building Board of Appeals Minutes May 20, 2021

Attachments: BBA Meeting Minutes 5-20-21.pdf

Minutes unanimously approved and forwarded to City Council.

E PUBLIC COMMENTARY - GENERAL

None

F APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

F-1 [21-1187](#) BBA21-003 - Appeal for 603 E. Liberty Street, Ann Arbor, MI 48104

Attachments: BBA21-003 603 E. Liberty Staff Report and Application.pdf

G. Dempsey gave the Staff Report and recommended denial of the appeal. Staff stands mute on this appeal with recommendation on approval or denial. Architect B. Moore discussed a similar project to connect two properties. Architects Scott Bowers and Laura Eder discussed the project. Proposing building a firewall against the Michigan Theater and the Screening Room with a fire shutter on the screening room side. They would be 3-hour fire shutters and a 3-hour walls. Board members then proposed fire alarm, door and sprinkler system questions to the applicants and to City Staff.

B. Hart moves that in the Case of BBA21-003, the appeal of the Building Official's decision that the work to be performed at 603 E. Liberty is granted relief from Section 705.8.1 and Table 705.8 and the Building Board of Appeals reverses the Building Official's decision for the reasons that the Applicant is proposing an equal or better form of construction insofar as it will be using rated 180 minute fire doors in combination with a deluge system in lieu of the proposed fire shutters, at double fire wall conditions, and that those doors will be inter-connected to the 616, 212 and 603 fire alarm systems, and that further that the doors from the restroom doors exiting into the bathroom vestibule by door number 4 swing in the direction of travel, similar to the proposed egress to the alleyway.

Discussion of the motion followed and now states:

That in the Case of BBA21-003, the appeal of the Building Official's decision that the work to be performed at 603 E. Liberty is granted relief from Section 705.8.1 and Table 705.8 and the Building Board of Appeals reverses the Building Official's decision for the reasons that the Applicant is proposing an equal or better form of construction insofar as it will be using rated 180 minute fire doors in combination with a deluge system in lieu of the proposed fire shutters, at double fire wall conditions, which will be inter-connected to the 616, 212 and 603 fire alarm systems, as deemed appropriate by the Building Official and Architect of Record. Further, that the doors exiting into the bathroom vestibule by new door number 4 will swing in the direction of travel, as does the new egress door to the alley.

Motion was seconded by G. Perkins.

Unanimous vote to approve. C. Darling declares the motion carried.

F-2 **21-1188** BBA21-004 - Appeal for 115/117 W. Liberty, Ann Arbor, MI 48104

Attachments: BBA21-004 115/117 W. Liberty Staff Report and Application.pdf

G. Dempsey gave the Staff Report. The applicant is proposing an equal or better form of construction.

Applicant described their proposal for the two openings on each floor, the door closures and the suppression for each floor. Deluge system would be added to the 117 side of the building. Board presented questions to the Applicant. Applicant described the lack of suppression on the 115 side.

B. Hart moved that in the case of BBA21-004 the appeal of the Building Official's decision that the work to be performed at 115/117 W. Liberty is granted relief from Section 705 and Table 705.8 and that the Building Board of Appeals reverses the Building Official's decision that the reason that the Applicant is proposing an equal or better form of construction with the following stipulations:

The Applicant can 1) verify the capability of the fire shutter to operate automatically and manually without jeopardizing its functionality and that, 2) door number 230 is confirmed to be a 3-hour rated self-closing, non-egress door.

G. Perkins seconds.

Friendly amendment to read that there will be a fire suppression deluge system at each level on the 117 W. Liberty side of the opening.

G. Perkins seconds the friendly amendment.

Unanimous vote. Chair P. Darling declares the motion passed.

G **OLD BUSINESS**

None

H NEW BUSINESS

None

ADJOURNMENT

Meeting adjourned at 2:42 PM

Accommodations, including sign language interpreters, may be arranged by contacting Planning and Development Services by telephone at 1-734-794-6000, x42663 or by written request addressed to Planning Development Services 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: dewilliams@a2gov.org