



PLAN SNAPSHOT REPORT BBA24-0006 FOR THE CITY OF ANN ARBOR

Plan Type: Building Board of Appeals	Project:	App Date: 09/20/2024
Work Class: Administrative Appeal	District: Ward 3	Exp Date: NOT AVAILABLE
Status: Fees Paid	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Lemieux, Michael	Approval Expire Date:

Description: BLDGC23-0336 – Inspection Comment, Venting of Fixture Drains

Parcel: 09-09-28-309-007	Main	Address: 721 S Forest Ave Ann Arbor, MI 48104	Main	Zone: Residential(Parcel is Part of Residential P PUD(PUD))
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Applicant Will Stajduhar 3000 Locust St St Louis, MO 63103 Business: (314) 476-0459	Engineer Matthew Spencer Home: (314) 966-6299 Business: (314) 966-6299 Mobile: (314) 626-5426
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Plan Custom Fields

Type of Building	Commercial	New Building	Yes	Addition	No
Building Use	Multi-family	Alteration	No	No. of Floors	13
Repair	No	Construction Type	A1	Area/Floor	238538
No. of Occupants	741	BBAStatementofFactsa ndReasoningMemo	During a recent plumbing inspection, the plumbing inspector cited an issue with the waste piping coming from the shower drains at level 2 of the building. The level 2 concrete slab is a post-tension concrete transfer slab that has slab thicknesses of 24"-36". In the installation, a horizontal wet vent system is used to serve the bathroom group. Box outs in the level 2 slab have been provided to allow the shower trap to be within 24" of the discharge of the fixture, but then uses 22-1/2 degree elbows to offset below the slab before connecting to the horizontal wet vent of the bathroom group. The seclon cited by the inspector was 909.2 Venting of Fixture Drains (see snip below), of the 2018 Michigan Plumbing Code; due to the offset below the slab causing the total slope to exceed the diameter of the fixture drain. and the thickness of the level 2 slab, we are not		BBADesiredReliefMemo To best resolve this and meet the intent of the code, we are requesting a variance from seclon 1002.1 to exceed the 24" dimension listed by lowering the trap further so that the requirements of seclon 909.2 are achieved and the total slope from trap to vent does not exceed the diameter of the fixture drain. Additionally, we are proposing to increase the depth of the trap seal from 2" to 4", as allowed by section 1002.4. The increased depth of the trap seal along with the oversized piping from the shower (2" versus the minimum 1-1/2") will assist in alleviating the potential for self-siphoning of the trap. The nature of a shower fixture also allows for "trailing water" after turning off the showerhead, which continues to drain smaller amounts of water to replenish the trap in the unlikely event that the trap seal was depleted by a self-siphon event. able to meet the requirements of seclon
BBABasisofAppealMe mo	Due to the presence of the post-tension cables				

PLAN SNAPSHOT REPORT (BBA24-0006)

909.2 while simultaneously meeting the requirements of section 1002.1 to not exceed a vertical distance of 24" from the fixture outlet to the trap weir.	Basis of Appeal	Provisions do not apply	Historic District	None
Floodplain	No			

Type of Hold	Created By	Date Created	Hold Origin	Comments	Active
Plan Alert: Current Land Development	EnerGov Service	09/20/2024 15:45	BBA24-0006	ALERT: This plan exists on a parcel that is part of a land development project. Please affiliate this plan with the project (on the details tab) then DELETE this hold. Find the project name in Additional Info > GIS or in the linked records on the parcel.	Yes

Attachment File Name	Added On	Added By	Attachment Group	Notes
BLDGC23-0336 - Venting of Fixture Drains-240917.pdf	09/20/2024 15:45	Stajduhar, Will		Supporting Materials
Signature_Will_Stajduhar_9/20/2024.jpg	09/20/2024 15:45	Stajduhar, Will		Uploaded via CSS
BLDGC23-0336 - Venting of Fixture Drains-240917.pdf	09/25/2024 9:27	Stajduhar, Will		Supporting Materials
BBA24-0006 721 S. Forest Appeal.docx	10/15/2024 8:56	Lemieux, Michael	Available Online (Contacts Only)	BBA24-0006 Staff report

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00121754	BBA - Commercial Appeal	\$500.00	\$500.00
Total for Invoice INV-00121754		\$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	09/20/2024	09/23/2024	09/30/2024	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	09/20/2024	09/20/2024	09/23/2024

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Application Completeness Check - Board of Appeals	Community Services	Williams, Debra	Approved	09/20/2024	09/23/2024	09/30/2024

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Plan Review [Building Board of Appeals] v.1	Approved	09/20/2024	10/04/2024	10/03/2024	No	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Building Board of Appeal Review	Building	Lemieux, Michael	Approved	09/20/2024	10/04/2024	10/03/2024

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Completeness Check v.1			09/30/2024 14:54
Application Completeness - BBA Board of Appeals v.1	Receive Submittal	09/20/2024 0:00	09/30/2024 14:55
Plan Review v.1			10/03/2024 9:37
Plan Review [Building Board of Appeals] v.1	Receive Submittal	09/20/2024 0:00	10/03/2024 9:37
Appeals Approval Process v.1			
Board of Appeals Case for Processing v.1	Task		

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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

17 September 2024

Annie Hwang
Plan Review Official
Building and Rental Services | Community Services Area
City of Ann Arbor | Guy C. Larcom City Hall | 301 E Huron St | Ann Arbor, MI 48104

Re: BLDGC23-0336 – Inspection Comment, Venting of Fixture Drains

Dear: Annie

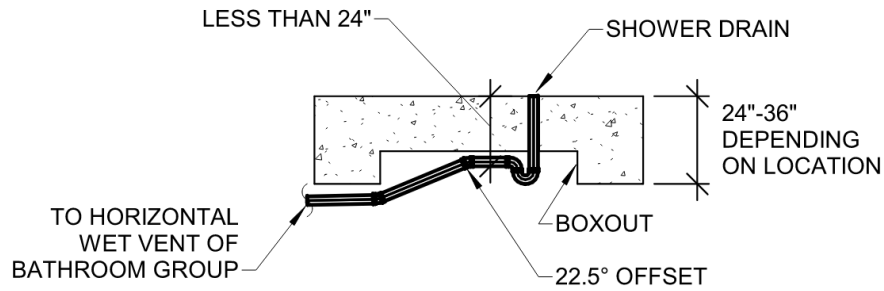
Verve Ann Arbor/Forest Ave project,

During a recent plumbing inspection, the plumbing inspector cited an issue with the waste piping coming from the shower drains at level 2 of the building. The level 2 concrete slab is a post-tension concrete transfer slab that has slab thicknesses of 24"-36". In the installation, a horizontal wet vent system is used to serve the bathroom group. Box outs in the level 2 slab have been provided to allow the shower trap to be within 24" of the discharge of the fixture, but then uses 22-1/2 degree elbows to offset below the slab before connecting to the horizontal wet vent of the bathroom group. The section cited by the inspector was 909.2 Venting of Fixture Drains (see snip below), of the 2018 Michigan Plumbing Code; due to the offset below the slab causing the total slope to exceed the diameter of the fixture drain.

909.2 Venting of Fixture Drains

The vent for a *fixture drain*, except where serving a fixture with integral traps, such as water closets, shall connect above the weir of the fixture trap being vented. The total slope shall not exceed the diameter of the fixture drain.

Due to the presence of the post-tension cables and the thickness of the level 2 slab, we are not able to meet the requirements of section 909.2 while simultaneously meeting the requirements of section 1002.1 to not exceed a vertical distance of 24" from the fixture outlet to the trap weir.

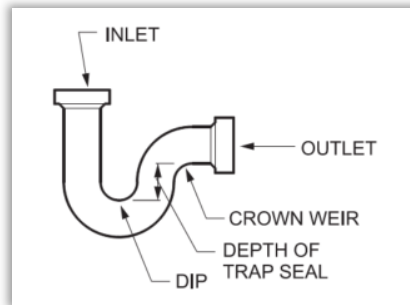


1 BOXOUT PIPING - CURRENT

1002.1 Fixture Traps

Diagram

Each plumbing fixture shall be separately trapped by a liquid-seal trap, except as otherwise permitted by this code. The vertical distance from the fixture outlet to the trap weir shall not exceed 24 inches (610 mm), and the horizontal distance shall not exceed 30 inches (762 mm) measured from the centerline of the fixture outlet to the centerline of the inlet of the trap. The height of a clothes washer standpipe above a trap shall conform to Section 802.3.3. A fixture shall not be double trapped.

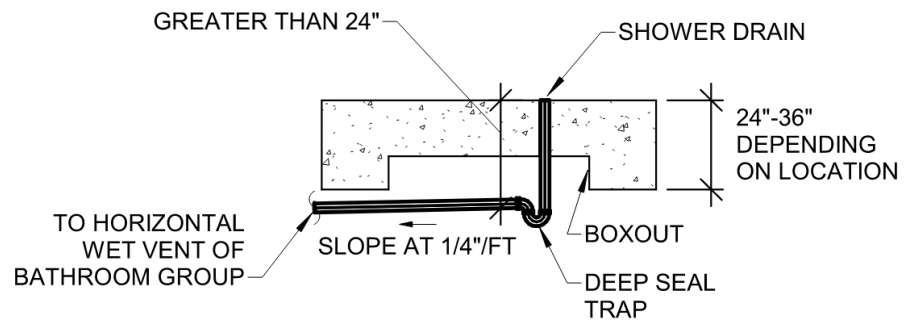


1002.4 Trap Seals

Each fixture trap shall have a liquid seal of not less than 2 inches (51 mm) and not more than 4 inches (102 mm), or deeper for special designs relating to accessible fixtures.

To best resolve this and meet the intent of the code, we are requesting a variance from section 1002.1 to exceed the 24" dimension listed by lowering the trap further so that the requirements of section 909.2 are achieved and the total slope from trap to vent does not exceed the diameter of the fixture drain. Additionally, we are proposing to increase the depth of the trap seal from 2" to 4", as allowed by section 1002.4. The increased depth of the trap seal along with the oversized piping from the shower (2" versus the minimum 1-1/2") will assist in alleviating the potential for self-siphoning of the trap. The nature of a shower fixture also allows for "trailing water" after turning off the showerhead, which continues to drain smaller amounts of water to replenish the trap in the unlikely event that the trap seal was depleted by a self-siphon event.





2 BOXOUT PIPING - PROPOSED

