

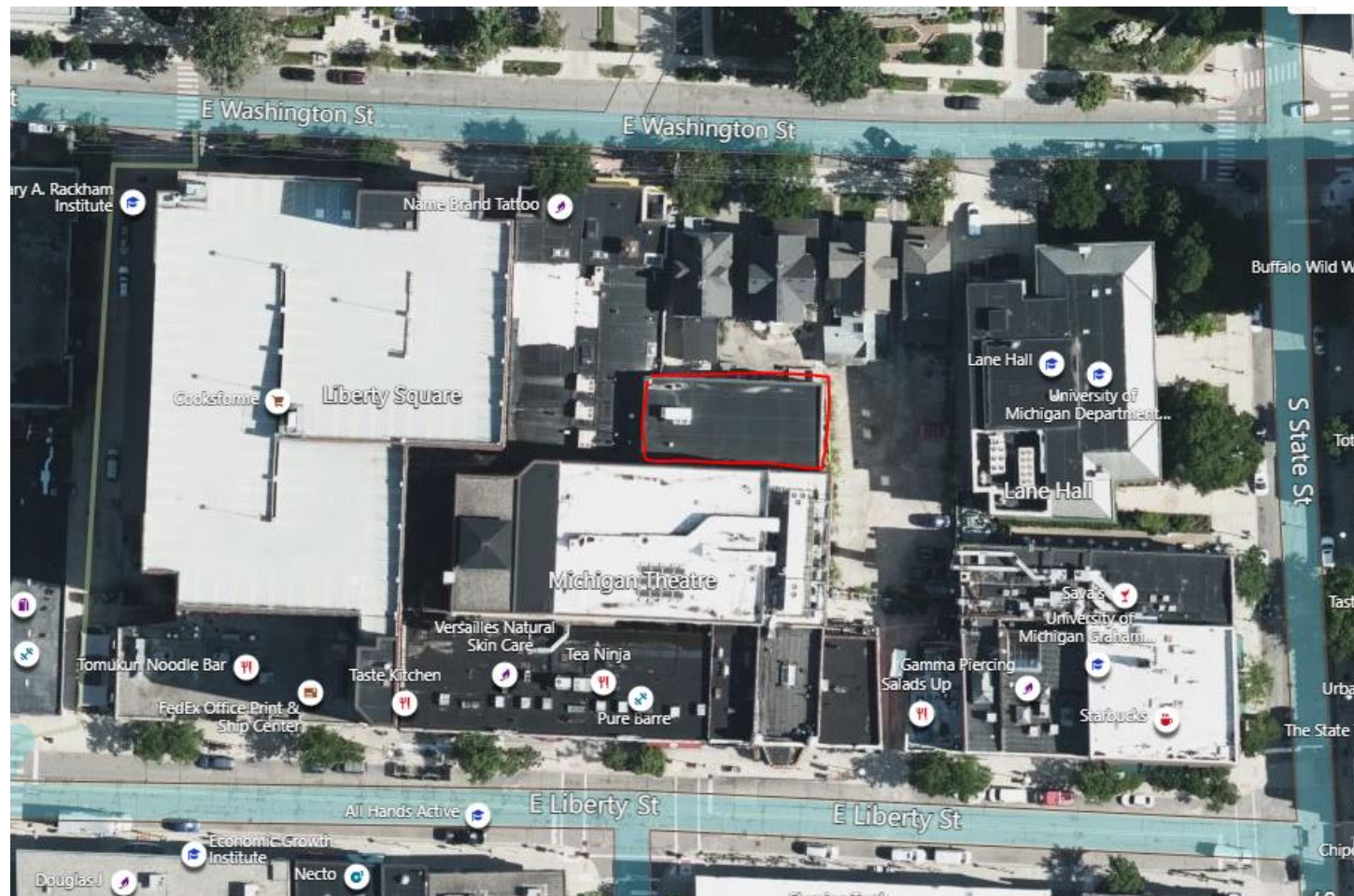
ANN ARBOR
BUILDING BOARD OF APPEALS

BBA22-202

- TEMPORARY EGRESS FROM THE MICHIGAN THEATER SCREENING ROOM ON 616 E WASHINGTON STREET DURING A PORTION OF THE CONSTRUCTION OF THE HIGH RISE.



AERIAL VIEW OF EXISTING CONDITION

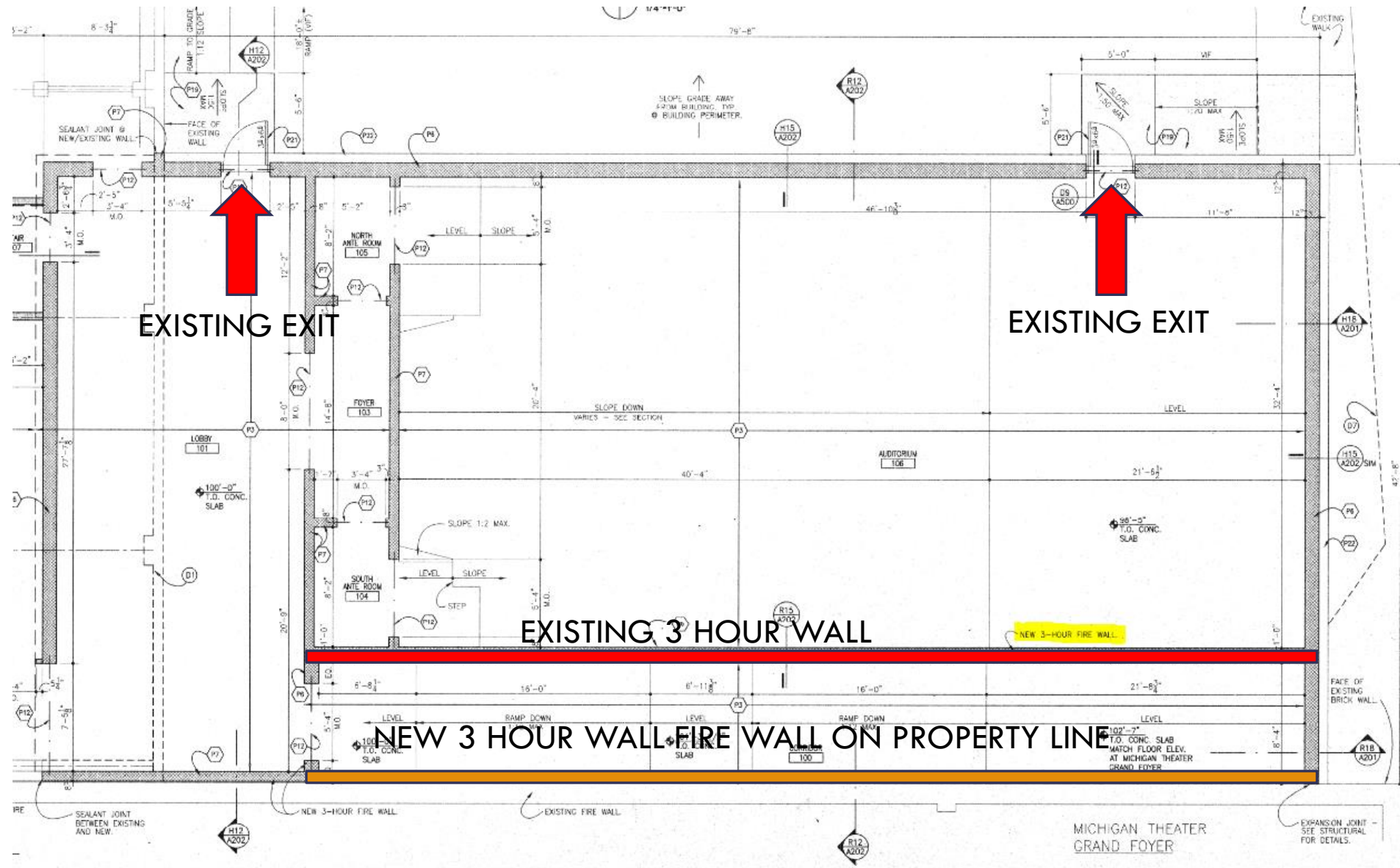


MT Screening Room

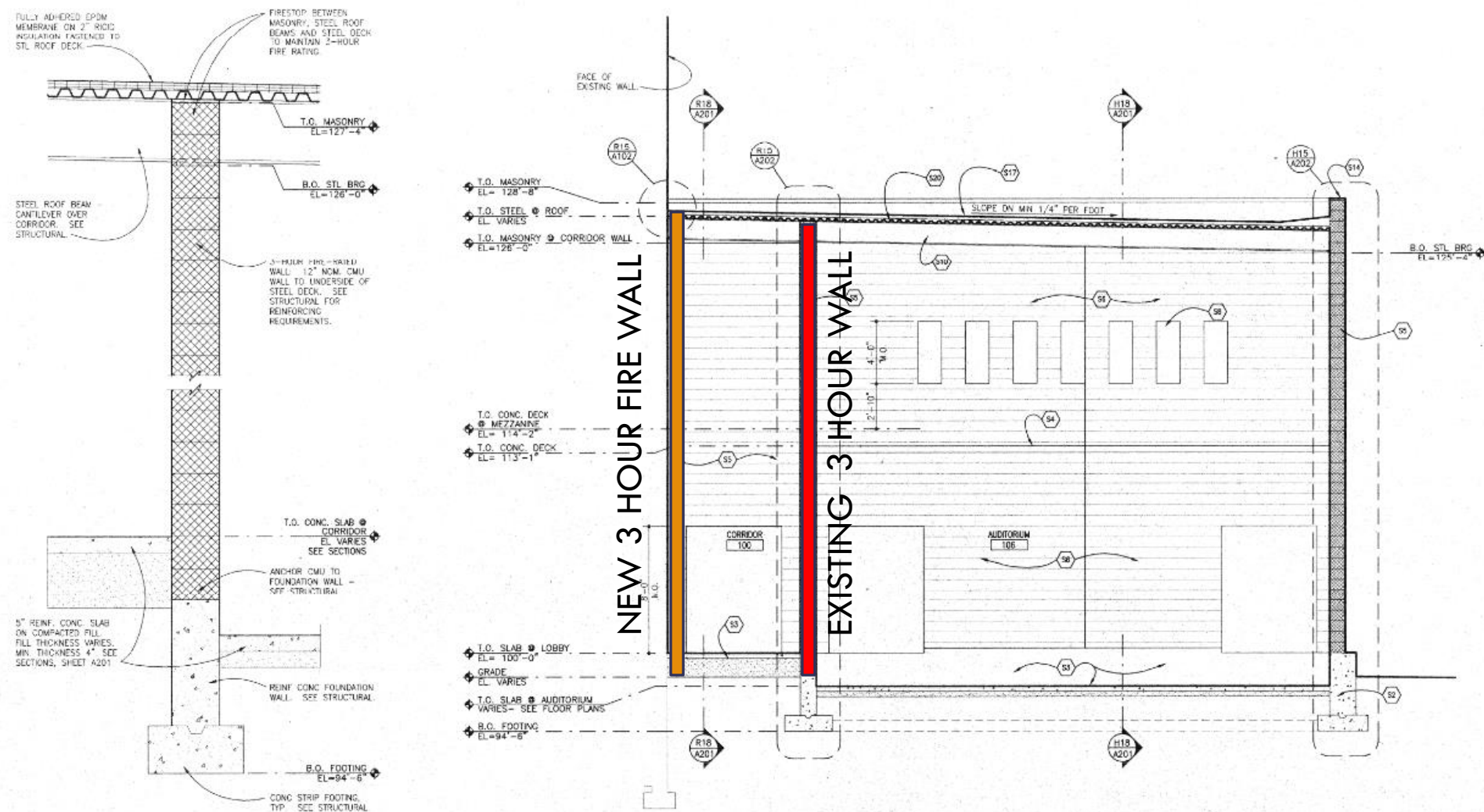
- Type IIIB Construction
- To remain fully sprinklered during construction temp tie into 630 building.
- Now completely on the 616 E Washington property, previously was it's own property mid block. All exits to the public right away were through the buildings to the north.

PLAN OF EXISTING SCREENING ROOM

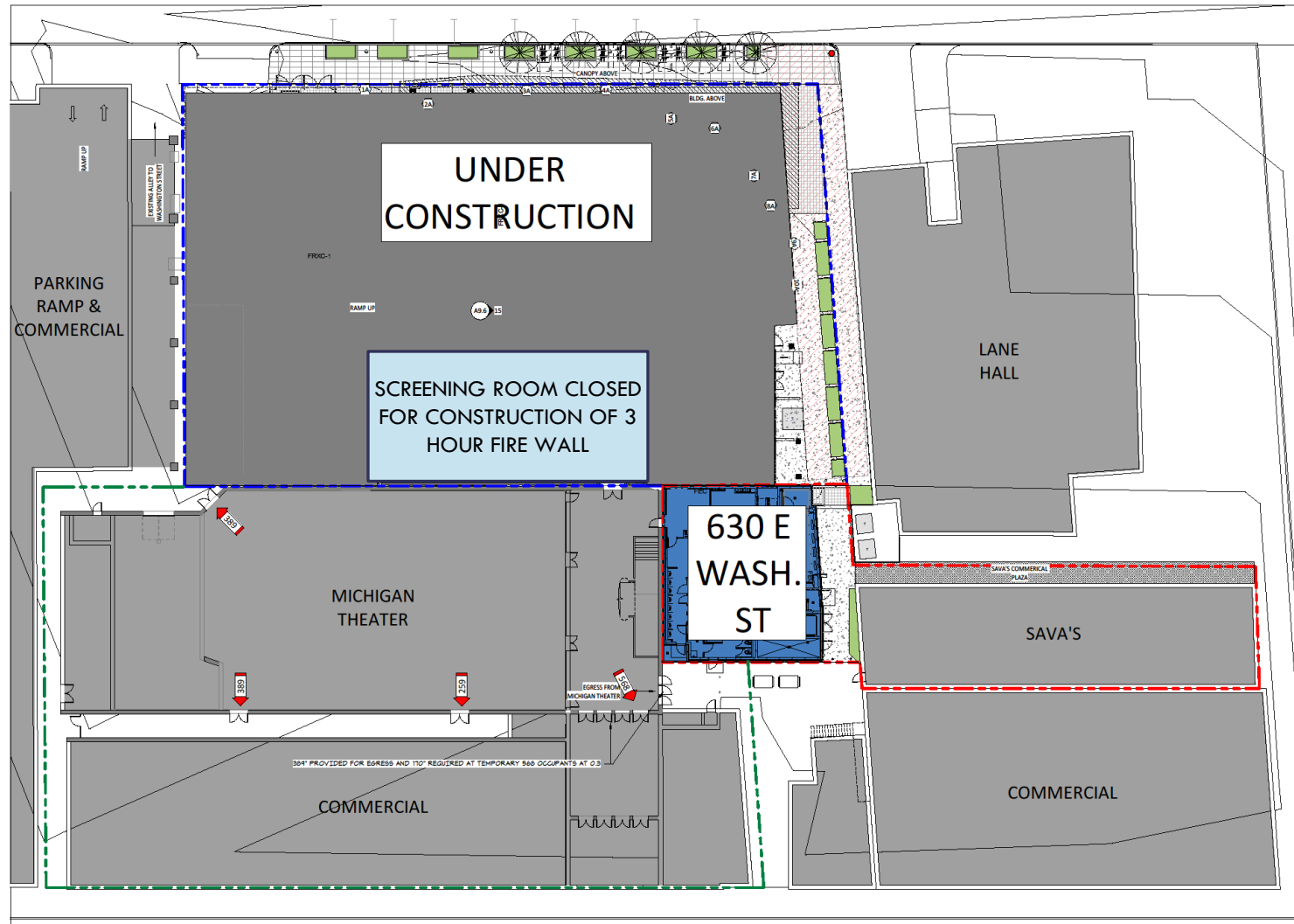
- Currently exit to the north across the property to the north



SECTION THROUGH SCREENING ROOM

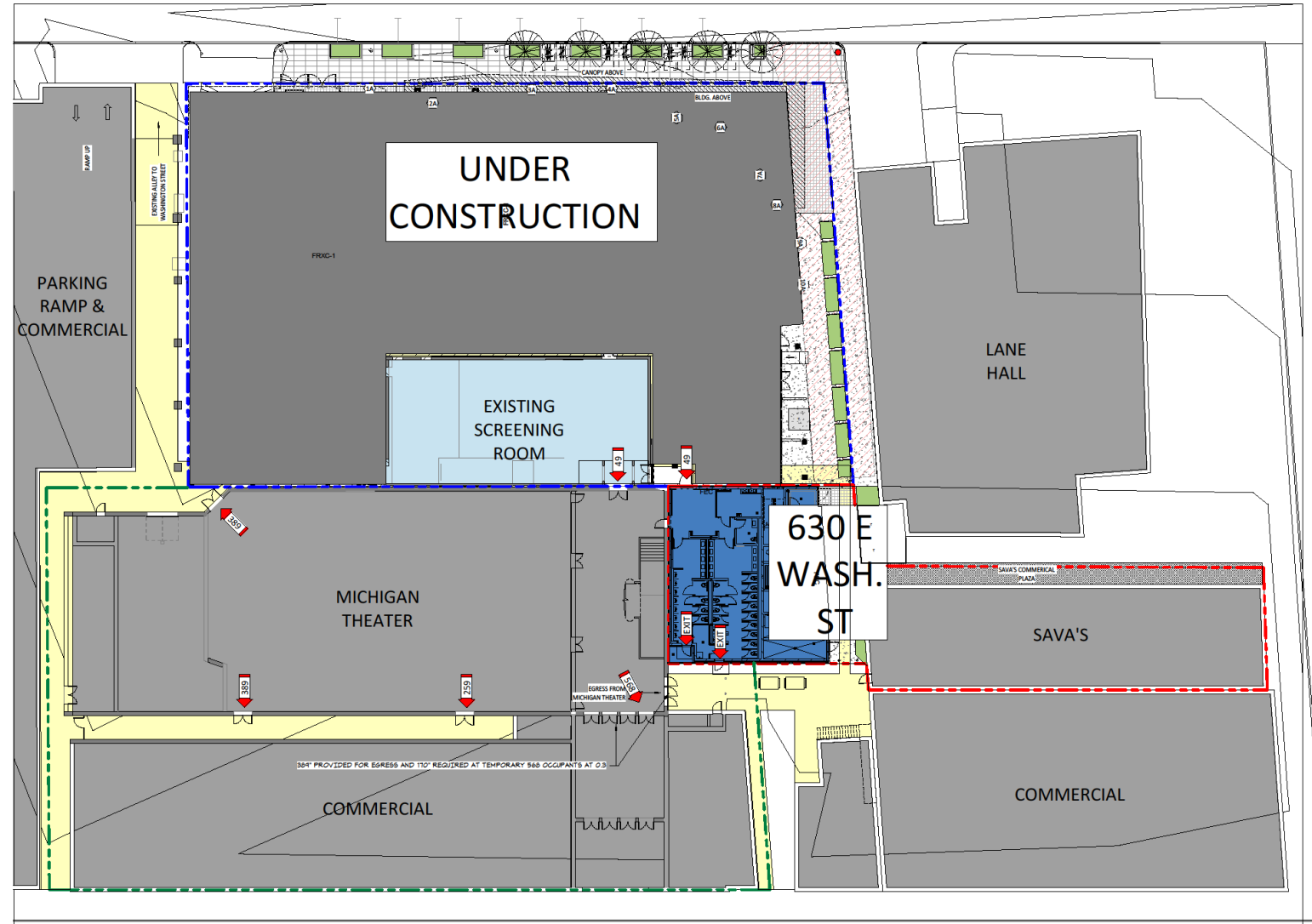


SCREENING ROOM IS CLOSED DURING CONSTRUCTION OF NEW FIRE WALL (APPROX. 6-8 WEEKS)



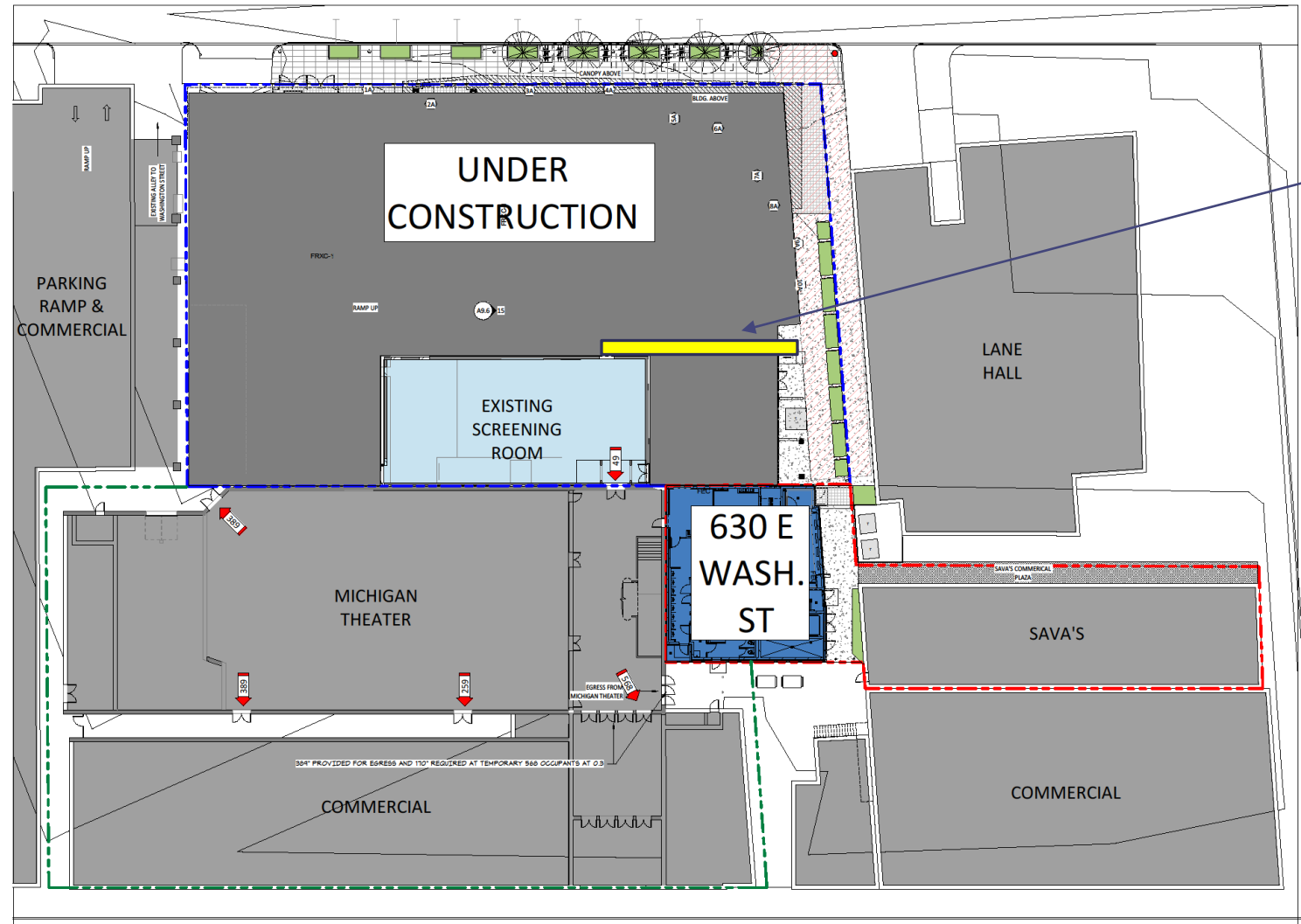
- The screening room will close for approximately 6-8 weeks while the construction of the new 3 hour fire wall is installed. There will be no use of this space from the Michigan Theater.

PROPOSED EXITING DURING TEMP MEANS OF EGRESS (APPROX. 180 DAYS)



- The screening room will reopen after the 3 hour wall is constructed, a temp hallway connecting the screening room to the restrooms will be constructed on the 616 site and the screening room will be limited to 49 occupants.
- There will be two exits from the corridor, one into the MT and other into the 630 restrooms.

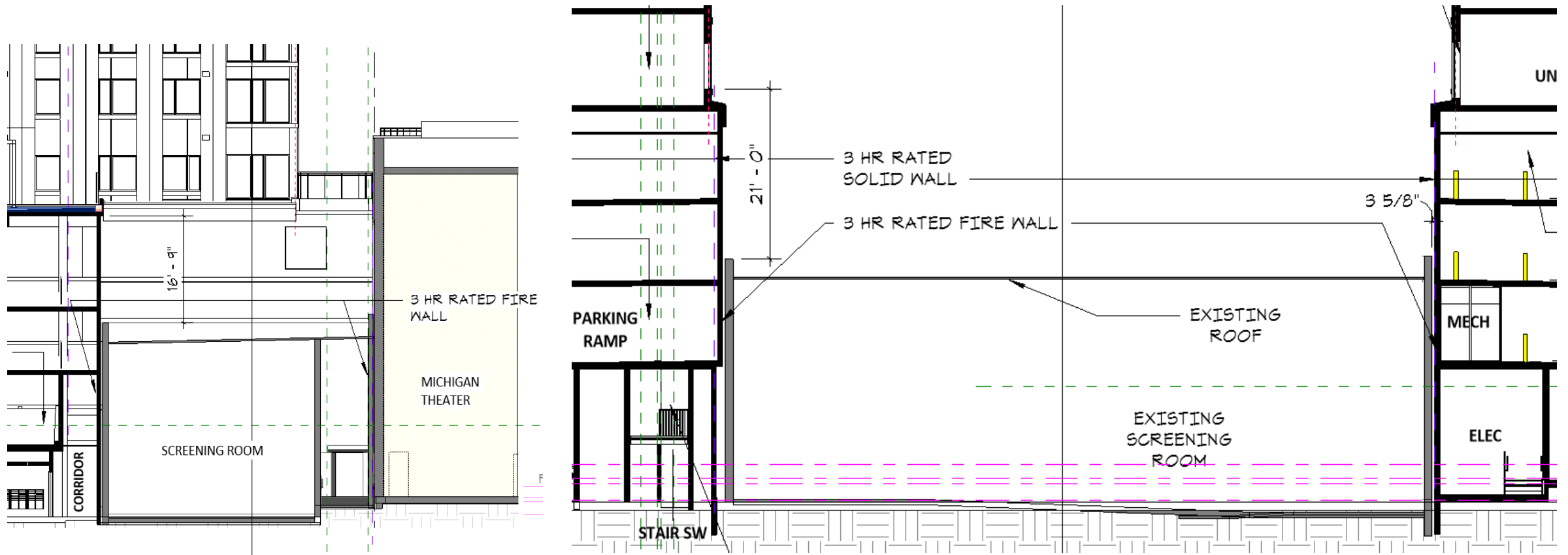
PROPOSED EXITING DURING THE DURATION OF CONSTRUCTION



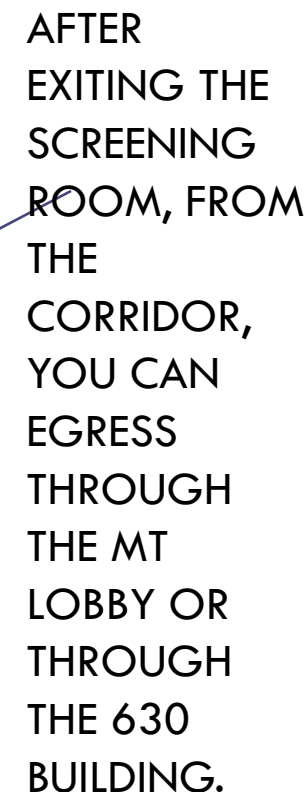
VARIOUS EGRESS ROUTES FROM THE NORTH EGRESS DOOR THROUGH THE CONSTRUCTION SITE WILL BE MAINTAINED PER SECTION 3306 PROTECTION OF PEDESTRIANS, ONCE LEVEL 5 FLOOR SLAB HAS BEEN COMPLETED.



NO CONSTRUCTION WILL OCCUR OVER THE SCREENING ROOM



10

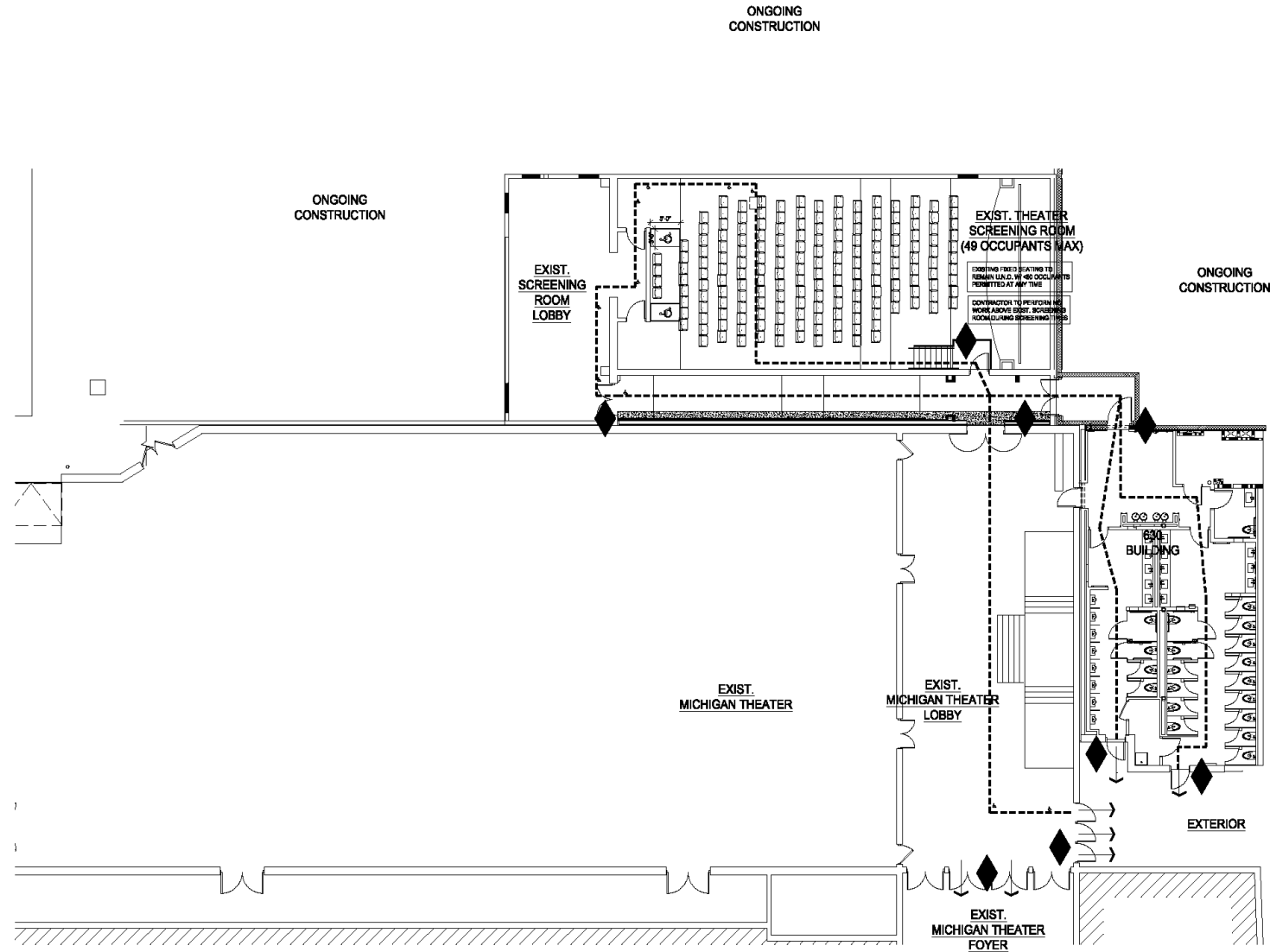


OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (feet)		
		Without Sprinkler System (feet)		With Sprinkler System (feet)
		Occupant Load		
		OL ≤ 30	OL > 30	
A, E, M	49	75	75	75 ^a
B	49	100	75	100 ^a
F	49	75	75	100 ^a

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (feet)	WITH SPRINKLER SYSTEM (feet)
A, U, F-1, M, R, S-1	200	250 ^a
I-1	Not Permitted	250 ^a
B	200	300 ^a
F-2, S-2, U	300	400 ^a
H-1	Not Permitted	75 ^a
H-2	Not Permitted	100 ^a
H-3	Not Permitted	150 ^a
H-4	Not Permitted	175 ^a
H-5	Not Permitted	200 ^a
I-2, I-3, I-4	Not Permitted	200 ^a

FIG. S1. 1 foot = 304.8 mm.

SCREENING ROOM, MICHIGAN THEATER AND 630 RESTROOM PLAN



SCHEDULE OF CONSTRUCTION

CONSTRUCTION DURATION (*TIMELINE SUBJECT TO CHANGE SLIGHTLY AS NO PERMITS HAVE BEEN ISSUED)

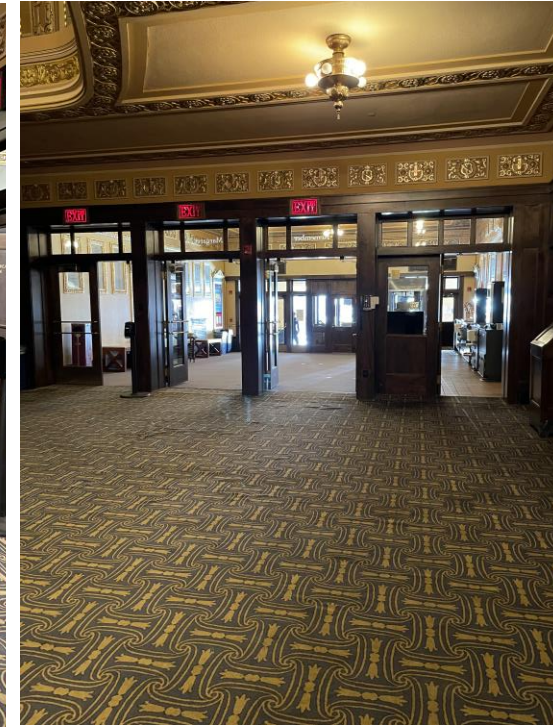
STAGE 1	TWO EXITS ON 616 PROPERTY OUT OF SCREENING ROOM	Current-10/22
STAGE 2	CONSTRUCT NEW 3 HOUR FIRE WALL AT SOUTH FAÇADE OF SCREENING ROOM- SCREENING ROOM CLOSED	10/22-12/22
STAGE 3	LIMIT SCREENING ROOM TO 49 OCCUPANTS- EXIT THROUGH MICHIGAN THEATER AND 630 RESTROOMS	1/23-6/23 (approx.180 days)
STAGE 4	ONE EXIT ON 616 PROPERTY OUT OF SCREENING ROOM AND ONE THROUGH MICHIGAN THEATER/ 630 RESTROOMS	7/23-8/24
STAGE 5	TWO EXITS ON 616 PROPERTY OUT OF SCREENING ROOM PER APPROVED PERMIT PLAN	8/24 Construction Completion

FIRE SUPPRESSION SYSTEM

FIRE SUPPRESSION

FIRE SUPPRESSION IN OPERATION

630



The fire suppression of the Michigan Theater screening room will be disconnected from the Cadillac Building when it is demo'd and while the screening room is closed, work will be done to temporarily connect the fire suppression system to the new 630 Building until the fire suppression system is running in the 616 Building.

OCCUPANT LOAD

MAXIMUM OCCUPANT LOAD

1004.3 Posting of occupant load. Every room or space that is an assembly occupancy shall have the *occupant load* of the room or space posted in a conspicuous place, near the main *exit* or *exit access doorway* from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or the owner's authorized agent.

Total Screening Room Occupancy

257



The screening room has occupancy for egress of 257 in it's current configuration based on the original code plans. This occupancy would not be allowed in the Screening Room until 2 means of egress are in place. This would include an exit to the north through 616.

Limiting occupant load

49

A posted maximum occupancy will be displayed per MBC 1004.3 and the Michigan Theater will track ticket sales as to not allow more than 49 occupants within the screening room building at one time. Staff will be educated and directed to maintain this occupancy. This would be a temporary limit for approximately 180 days.

EXIT TRAVEL DISTANCE

EXIT TRAVEL DISTANCE

TABLE 1017.2
EXIT ACCESS TRAVEL DISTANCE^a

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (feet)	WITH SPRINKLER SYSTEM (feet)
A, E, F-1, M, R, S-1	200	250 ^b
I-1	Not Permitted	250 ^b
B	200	300 ^c
F-2, S-2, U	300	400 ^c



TRAVEL DISTANCE

141'-
211'

The travel distance out of screening room to the exterior doors in the Michigan Theater Lobby and 630 Building is less than 250' of overall travel distance. During that path, an occupants have two routes that are less than 75' before entering a 3 hr rated corridor, passing through a 3 hr rated door and clearly seeing the exit doors within the Lobby of the Michigan Theater. They can also exit through the new 630 Washington Building in a Type IA construction with a fully functioning sprinkler system and 3 hour rated walls and ceiling.

SAFEGUARDS DURING CONSTRUCTION

SAFE GUARDS DURING CONSTRUCTION

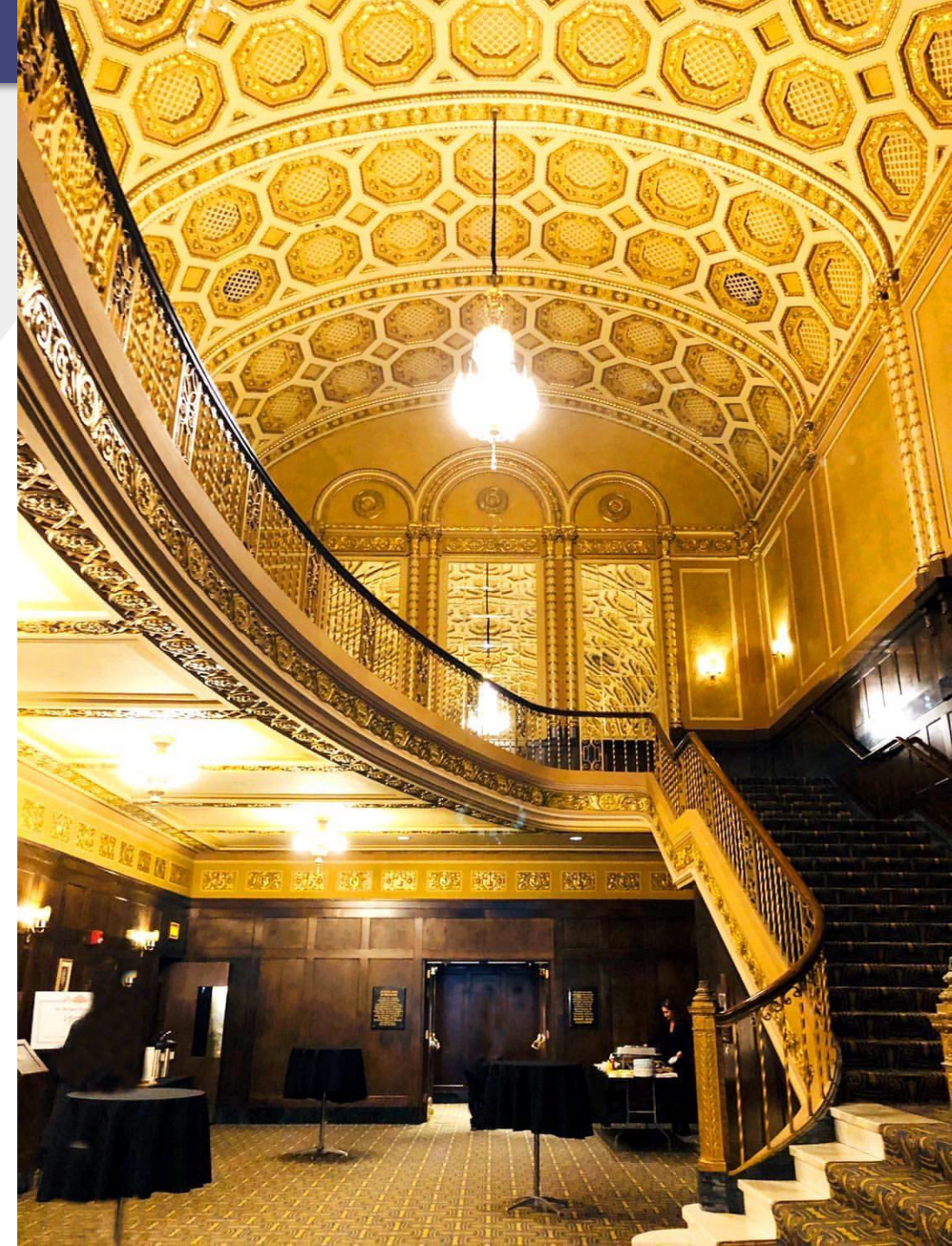
CHAPTER 33

SECTION 3310 MEANS OF EGRESS

3310.1 Stairways required. Where a building has been constructed to a *building height* of 50 feet (15 240 mm) or four *stories*, or where an existing building exceeding 50 feet (15 240 mm) in *building height* is altered, no fewer than one temporary lighted *stairway* shall be provided unless one or more of the permanent stairways are erected as the construction progresses.

[F] 3310.2 Maintenance of means of egress. Required *means of egress* shall be maintained at all times during construction, demolition, remodeling or *alterations* and *additions* to any building.

Exception: Existing means of egress need not be maintained where *approved* temporary *means of egress* systems and facilities are provided.



LETTER FROM RUSS COLLINS

SUPPORT FROM THE MICHIGAN THEATER



*Ann Arbor's Historic Center for
Fine Arts & Performing Arts*

July 19, 2022

Building Board of Appeals
BUILDING DEPARTMENT
CITY OF ANN ARBOR
301 East Huron St.
Ann Arbor, MI 48104

Dear Ann Arbor Building Board of Appeals:

Please be advised that The Michigan Theater Foundation is in full support of the request made to the Building Board of Appeals to allow a maximum occupancy limit of 49 occupants for our 'Screening Room' theater for a limited time (with a single exit and an exit discharge greater than 75'). This is necessitated due to constraints imposed by the adjacent construction of the 616 E. Washington Street project.

The Michigan Theater highly respects and values the health and safety of its staff and patrons. The Foundation believes the occupant limit and use of the existing 3-hour exit corridor, coupled with the attention and supervision of our on-site staff, will do what we can to ensure the ability of our patrons to safely reach an exit in the event of an emergency. This is especially true given the limited amount of time being requested for these modifications.

Once construction of the fifth floor of the 616 E. Washington project (poured concrete construction) has been completed, an exterior secondary exit from the Screening Room will be incorporated across that site to Public Rights of Way, allowing for additional exiting from the Screening Room during the completion of construction. The Michigan Theater will then request to run the Screening Room at a greater degree of occupancy, potentially full capacity (currently the capacity is 200). Ultimately, when the 616 E. Washington Street Building is completed, there will be 2 exits for the Michigan Theater's Screening Room which will fully meet modern building codes.

We respectfully ask the Building Board of Appeals to carefully consider and approve the request to temporarily limit the Screening Room total occupancy to 49 occupants with a single exit discharge greater than 75'. The Screening Room is a very important venue for the viability and vitality of the Michigan Theater Foundation, and we believe the proposed exiting strategy codified in the requested variance is sound and safe.

 **STATETHEATRE**

cinetopia
FILM FESTIVAL

ART HOUSE
CONVERGENCE

Tel: (734) 668-8397
Fax: (734) 668-7136

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Ann Arbor, MI 48104
www.michtheater.org

Sincerely,

A handwritten signature in blue ink, appearing to read "Russell B. Collins".

Russell B. Collins, Executive Director