City of Ann Arbor
Formal Minutes - Draft
Building Board of Appeals

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

Thursday, October 15, 2026 **1:30 PM** **Larcom City Hall, 301 E Huron St, Second floor, City Council Chambers**

This Zoom meeting will be broadcast live on CTN at https://youtube.com/user/ctnannarbor

To speak at public comment call Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 964 7398 4152 Passcode: 284738

A CALL TO ORDER

K. Cox called meeting to order at 1:37PM

B NOMINATIONS FROM THE FLOOR FOR BBA CHAIR

Motion from the public to nominate chair, Board member Paul Darling nominated Kevin Cox to be new chair of the Building Board of Appeals, Seconded by Board member Annie Hwang. Motion was passed unanimously.

C ROLL CALL

Present: 3 - Robert Hart, Kevin Cox, and Annie Hwang

Absent: 2 - David Arnsdorf, and Hugh A. Flack Jr.

Others present:
Building Official Michael Lemieux
Administrative Assistant Stephen Kokoski
Administrative Assistant Juliet Harvey

D PUBLIC COMMENTARY - GENERAL

Seeing no speakers, Chair Cox closed public commentary

E APPROVAL OF AGENDA

Approved as presented

Yeas: 3 - Hart, Cox, and Hwang

Nays: 0

Absent: 2 - Arnsdorf, and Flack Jr.

F APPROVAL OF MINUTES

F-1 26-1745 Building Board of Appeals Meeting Minutes April 16, 2026

Attachments: BBA Meeting Minutes 04-16-26.pdf

Chair Cox points out address error in 4/16/26 meeting notes, indicated ok to approve otherwise. Moved by Hart, Seconded by Hwang. Minutes were unanimously approved as amended.

Yeas: 3 - Hart, Cox, and Hwang

Nays: 0

Absent: 2 - Arnsdorf, and Flack Jr.

G APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

G-1 26-1746 BBA26-0004 - Appeal for 1122 Mixtwood, Ann Arbor, MI 48103

Attachments: BBA26-0004 Staff Report 1122 Mixtwood.pdf, BBA26-0004 Permit Application.pdf

STAFF PRESENTATION:
Building Official Mike Lemieux presented the staff report. Staff recommends this application be denied as it does not meet the standards for approval, the code has not been misinterpreted, the provisions of the code do apply, and the building department is unable to confirm an equal of better form of construction has been provided.
The Building Official's determination is based on the following sections of the 2015 MRC:
• R101.3 Intent. The purpose of this code is to establish minimum requirements to safeguard the public safety, health and general welfare through affordability, structural strength, means of egress facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.
• R102.7.1 Additions, alterations or repairs. Additions, alterations or

repairs to any structure shall conform to the requirements for a new structure without requiring the existing structure to comply with the requirements of this code, unless otherwise stated. Additions, alterations, repairs and relocations shall not cause an existing structure to become unsafe or adversely affect the performance of the building.
• R104.10 Modifications. Where there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to grant modifications for individual cases, provided the building official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of building safety.

APPLICANT/REPRESENTATIVE:
Joe Daley, Forwal Construction, presented the proposed request.

BOARD DISCUSSION:
The Board took into consideration the presented petition and discussed the matter.

APPLICANT/REPRESENTATIVE:
Joe Daley, Forwal Construction, presented a response to board questions
Andrew McCallister, Mixtwood Homeowner, asks for a vote

[For a complete record of the discussion, please see available video format].

That in the Case BBA26-0004 the appeal of the Building Official's decision that the ceiling height must be at minimum 6'4" under obstructions at 1122 Mixtwood is DENIED and the Building Board of Appeals AFFIRMS the Building Official's decision for the reason that the true intent of the 2015 Michigan Residential Code and Section AJ601.4 for the required ceiling height at 1122 Mixtwood, has been correctly interpreted by the Building Official.

On a voice vote, the motion is denied unanimously. Vote 3-0

Yeas: 0

Nays: 3 - Hart, Cox, and Hwang

Absent: 2 - Arnsdorf, and Flack Jr.

H OLD BUSINESS

None at this time

I NEW BUSINESS

Board member Robert Hart put forward a motion to recognize for Chairperson Paul Darling for his contribution to the Building Board of Appeals over the last 30 years. Seconded by Cox

J ADJOURNMENT

Chair Cox adjourned meeting at 2:19PM

Accommodations, including sign language interpreters, may be arranged by contacting Building and Rental Inspection Services by telephone at 1-734-794-6000, x46263 or by written request addressed to the 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: SKokoski@a2gov.org