



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>

Thursday, September 22, 2022

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 speak at public comment call Toll Free 877-853-5247 or 888-788-0099 Enter Webinar ID: 951 1740 5467

CALL TO ORDER

Chair P. Darling called the meeting to order at 1:32 PM

ROLL CALL

Staff: 4 - G. Dempsey, M. Reddmann, J. Reiser, D. Williams

Present: 3 - Paul Darling, Robert Hart, and Kevin Cox

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

APPROVAL OF AGENDA

APPROVAL OF MINUTES

Attachments: BBA Minutes 9-15-22.pdf

Approved by the Board and forwarded to City Council.

APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

Attachments: BBA Staff Report for 616 E Washington.pdf

G. Dempsey gave the Staff Report and recommended denial of this appeal. Mr. Dempsey pointed out that the Board has no authority to waive Code requirements.

Attachments: Supporting Materials from Applicant for 616 E Washington.pdf

Architect Laura Eder presented on current plans to accommodate safe egress from the screening room and gave details regarding fire alarms and suppression during construction. Board members followed up with questions including shell space, egress to unobstructed paths and the use of existing doors. Additional discussion regarding what would be required to obtain a temporary Certificate of Occupancy. Architect agreed to scheduling multiple inspections and providing a sequence plan. Applicant also circulated a copy of the Stage 3 Plan to include in the packet for consideration. This outlined the common path of travel. Also discussed options to ensure limiting occupancy to 49.

Russell Collins, Executive Director for the Michigan Theater, addressed the Board.

R. Hart made the following motion:

That in Case BBA22-2002, the appeal of the Building Official's decision and 616 E. Washington is granted relief from sections 202, table 1006.2.1, 1004.1.2, 1024, 1024.4, 1026, and 1028.1 and the Building Board of Appeals modifies the Building Official's decision for Stages 3 and 4 construction scenarios for the reason that:

(3) The applicant has proposed a reasonable temporary exiting alternative for egress through the Michigan Theater with the following stipulations:

For Stage 3, that the plan titled "unnamed," dated 8/26/22, is advanced to limit the screening room to an occupancy of 49 utilizing a physical barrier with the exiting through the Michigan Theater Lobby via a much reduced common path of travel through a completed 630 building. The plan presented would add a second stair at the top of the egress ramp, and that the door from the screening room will swing in the direction of egress travel. The screening room would be fire suppressed and have annunciation connected to a central Michigan Theater system. That the staff will be trained to monitor and provide instruction on egress prior to each and any theatrical showing. Further, for Stage 4, that in addition to the exiting provisions from the screening room through the rated passageway to the Michigan Theater Lobby and building 630 restroom building, a second MBC Section 33 approved protected walkway discharging to an equally protected and unencumbered openway, being the fire lane, by Lane Hall. The Construction Manager for the project will detail this exit construct and submit to the City and OSHA as required. Any changes in the second egress route will be equally documented and

approved prior to implementation. The fire suppression will be maintained throughout the screening room and its egress components during the interim Stage 4 construction period. Again, that the staff will be trained to monitor and provide instruction on egress arrangements in a public address to the audience prior to any and each theatrical showing. That the eastern egress doors from the passageway be reversed to comply with exit flow and be equipped with panic hardware. If there are any transgressions from these varying stipulations or unacceptable conditions are brought to the Building Official's attention, the Building Official may void the provisions of this variance. And, finally, that the proposed variance is not waiving requirements of the Code but rather offering an accommodation of a temporary egress condition that endeavors to maintain the intent of the MBC as to life safety and welfare. Amending this motion to say that the doors that are going to be in Stage 4, that the doors to be reversed will swing in the direction of egress travel, those being the double doors at the top of the rated passageway from the Michigan screening room and the door into the 630 bathroom building.

K. Cox seconded.

Friendly amendment added: As an addition to both Stages 3 and 4 stipulations, that temporary C of O's will be in place for any component of the egress system that is required by the Building Official to be in place.

Motion passes unanimously.

OLD BUSINESS

None

NEW BUSINESS

None

REPORTS AND COMMUNICATIONS

None

PUBLIC COMMENTARY - GENERAL

None

ADJOURNMENT

Chair Darling declared the meeting adjourned at 2:39 PM

Adjourn

Accommodations, including sign language interpreters, may be arranged by contacting Planning and Development Services by telephone at 1-734-794-6000, x42504 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: BLewis@a2gov.org