

The Vice-Chairman, William Nelson, called the meeting of the Building Code Board of Appeals to order at 8:35 A.M. on Wednesday, August 1, 2007 in the Lower Level Conference Room of the Troy City Hall.

PRESENT: Rick Kessler
Bill Nelson
Tim Richnak
Frank Zuazo

ALSO PRESENT: Mark Stimac, Director of Building & Zoning
Pamela Pasternak, Recording Secretary

ABSENT: Ted Dziurman

ITEM #1 – APPROVAL OF MINUTES – MEETING OF JULY 11, 2007

Motion by Richnak
Supported by Kessler

MOVED, to approve the minutes of the meeting of July 11, 2007 as written.

Yeas: 4 – Kessler, Nelson, Richnak, Zuazo
Absent: 1 – Dziurman

MOTION TO APPROVE MINUTES AS WRITTEN CARRIED

ITEM #2 – VARIANCE REQUESTED. JANIS P. HANNAN, 6337 EMERALD LAKE DRIVE, for relief of the Section R-305 of the 2003 Michigan Residential Code to maintain a dropped ceiling height in the basement of 78 ½”, where 84” is required.

Mr. Stimac explained that the petitioner is requesting relief of the 2003 Michigan Residential Code to maintain a basement ceiling height of 78 ½”. Section R-305 of the 2003 Michigan Residential Code requires a ceiling height of 84”. The home in question was damaged by water from a broken water pipe. The damage was such that the ceilings and interior finishes in the basement needed to be replaced. Field inspections of the work show that the height of the dropped ceiling is at 78 ½”

Mr. Stimac also stated that field inspections have been made and based on those inspections it has been determined that the height of the floor joists is approximately 85”.

Roy Rockensuess the Contractor for Janis Hannan, and Ms. Hannan were present. Mr. Rockensuess stated that any type of dropped ceiling would bring the height of the ceiling down about 6”. Most of the floor joists were set at a height of 7’, which makes it difficult to meet the 84” ceiling height requirement.

ITEM #2 – con't.

Mr. Kessler asked what material the original ceiling was made of.

Ms. Hannan said that everything is exactly the same.

Mr. Kessler asked why the ceiling was not dry walled.

Mr. Rockensuess stated that there are gas lines and plumbing lines in the ceiling. Eventually the homeowner would like to add a bathroom downstairs and a dropped ceiling will give them access to the water pipes.

Mr. Hannan said that originally she was appealing this height restriction for her mother who recently passed away. She had lived at this address for forty-five years and Ms. Hannan thought this would be the best way to fix the water damage.

Mr. Kessler asked if the existing soffit under the beam was an issue.

Mr. Stimac said that based on inspections, it does not appear that the soffit has been modified.

Motion by Kessler
Supported by Richnak

MOVED, to grant Janis P. Hannan, 6337 Emerald Lake Drive, relief of Section R-305 of the 2003 Michigan Residential Code to maintain a dropped ceiling height in the basement of 78 ½” where 84” is required.

- Variance is not contrary to public interest.
- Variance will not have an adverse effect to surrounding property.

Yeas: 4 – Nelson, Richnak, Zuazo, Kessler
Absent: 1 – Dziurman

MOTION TO GRANT VARIANCE CARRIED

The Building Code Board of Appeals meeting adjourned at 8:41 A.M.

William Nelson, Vice-Chairman

Pamela Pasternak, Recording Secretary