

The Chairman Ted Dziurman called a regular meeting of the Building Code Board of Appeals to order at 8:32 A.M.

PRESENT: Ted Dziurman
 Bill Nelson
 Bill Need
 Bob Haralabakos

Rick Kessler
Ginny Norvell
Pam Pasternak

ITEM #1 – APPROVAL OF MINUTES, JANUARY 5, 2000 MEETING

Motion by Need
Supported by Nelson

MOVED, to approve the January 5, 2000 minutes as written.

Yeas: All – 5

MOTION TO APPROVE MINUTES CARRIED

ITEM #2 SIGNGRAPHIX, INC., REPRESENTING WILLIAM BEAUMONT HOSPITAL, 44201 DEQUINDRE, for relief of Chapter 78.

Mr. Dziurman explained that petitioner is requesting relief of Chapter 78 to allow the installation of three (3) replacement ground signs and two (2) new ground signs. This would result in a total of 11 ground signs on the site where 2 are permitted.

Mr. Bill Lutz, Signgraphix, Inc. was present and stated that due to the continued expansion of Beaumont Hospital, there is an increase in both the patient load and traffic. Many of the people using the facilities at the hospital are under stress and often cannot determine their correct destination. Also, many of the patients are elderly and because the complex is so large, they need more guidance to their destination.

Mr. Dziurman addressed Ginny Norvell and asked if she had any concerns regarding this signage. Ms. Norvell replied that she agrees that this proposal is reasonable, however expressed concern over the fact that a number of signs have been erected without permits. She stated that if the variance were to be granted, she would like a stipulation that all signs erected without permits be removed.

A representative of William Beaumont Hospital was present and stated that he did not realize that permits were needed for the signs they installed. He also stated that most of them are directional, due to the change in the road and the ongoing construction. He apologized and stated that the matter would be taken care of.

There is one written approval on file.

ITEM #2

Motion by Need

Supported by Nelson

MOVED, to grant Signgraphix, Inc., representing William Beaumont Hospital, relief to allow the installation of three (3) replacement ground signs and two (2) new ground signs, resulting in a total of eleven (11) signs where two (2) are permitted with the following stipulation:

- Signs previously erected without permits are removed.

Yeas: All – 5

MOTION TO GRANT VARIANCE WITH STIPULATION CARRIED

**ITEM #3 ROB BURROUGHS, HOBBS & BLACK ARCHITECTS,
REPRESENTING TARGET STORES, COOLIDGE & W. MAPLE, for
relief of the 1996 BOCA National Building Code.**

Mr. Dziurman explained that appellant is requesting relief of Section 1507.5 to allow a reduction in the minimum roof slope to 1/8" per foot for their proposed roof system where 1/4" per foot is required.

Mr. Rob Burroughs, Hobbs & Black Architects, was present and stated that this variance would not cause any problem with the roof structure, and that actually the roof structure would be strengthened. They have used this same slope in other parts of the country and have never had a problem with it. The manufacturer will warranty the roof with this proposed change. Mr. Burroughs also stated that the roof would have a consistent slope with heat welded seams.

Mr. Haralabakos asked if this Target store would also contain a food facility. Mr. Burroughs stated that it would be the same as the other Target stores in the area. He further stated that they have not submitted plans for it to the Oakland County Health Department due to the fact that they are not complete yet.

Rick Kessler stated that at the time the Building Permit was submitted, they would verify the design loads of the roof for ponding. Mr. Burroughs stated that they have not had any problems with ponding on the roofs with this variance, and that this structure would be the same as the other existing Target stores.

Mr. Nelson asked if the roof system was ballast or non-ballast. Mr. Burroughs stated that there was not ballast on the roof system.

Motion by Nelson

Supported by Kessler

ITEM #3

MOVED, to grant Rob Burroughs, representing Target Stores, Coolidge & W. Maple, relief of the 1996 BOCA National Building Code to allow a reduction in the minimum roof slop to 1/8" per foot for their proposed roof system where ¼" per foot is required.

- Not contrary to public interest
- Variance applies to this property only

Yeas: All – 5

MOTION TO APPROVE REQUEST CARRIED**ITEM #4 ROGVOY ARCHITECTS, REPRESENTING KOHL DEPARTMENT STORE, 500 JOHN R., for relief of the 1996 BOCA National Building Code.**

Mr. Dziurman explained that appellant is requesting relief of Section 507.2, exception number 3 to allow a setback of less than 30 feet for an unlimited area building.

Mr. Richard Widerstedt was present and stated that the size of the present store limits the type of merchandise that can be displayed. Mr. Widerstedt has had many meetings with Rick Kessler and Mark Stimac and stated that they would increase the classification of the building from a 2C building to a 1B rated building. By changing the rating of the building, it would then comply in all regards to the BOCA Building Code.

Mr. Nelson stated that he had spoken with the fire Marshall regarding this expansion and would like more definition as to how this addition would effect the complete center regarding driveways and accessibility. Mr. Widerstedt stated that they had no intention to eliminate any of the pass through access areas.

Mr. Kessler stated that the building was built as an unlimited area building requiring a 50' setback around the building. The code allows a 30' setback to limited area buildings adjacent to unlimited area buildings provided that the buildings are separated by a firewall. The proposed addition has a 0' setback along the south property line. The existing Kohl's store will be upgraded to a 1B construction type to match the addition. The exterior wall with a 0' setback will be rated for 4 hours instead of 3 hours required by code. Per the code, 1B is unlimited in height and area.

Mr. Widerstedt stated that they plan to exceed code by 1 hour from the required 3 hours to 4 hours with the upgrade to 1B.

Mr. Dziurman stated that he felt that both the addition and present building would be well protected.

ITEM #4

Motion by Nelson
Supported by Kessler

MOVED, to grant Rogvoy Architects, 500 John R., relief of Section 507.2, exception #3, of the 1996 BOCA National Building Code to allow a setback of less than 30' for an unlimited area building.

- Addition will exceed fire code
- Upgrade in rating with provide for greater protection

Yeas: All – 5

MOTION TO APPROVE REQUEST GRANTED

The Building Code Board of Appeals meeting was adjourned at 8:55 A.M.

RK/pr