

The Chairman, Ted Dziurman, called the meeting of the Building Code Board of Appeals to order at 8:32 A.M. on Wednesday, October 3, 2007 in the Lower Level Conference Room at Troy City Hall.

PRESENT: Ted Dziurman
Rick Kessler
William Nelson
Tim Richnak

ABSENT: Frank Zuazo

ALSO PRESENT: Mitch Grusnick, Residential Plan Analyst
Pam Pasternak, Recording Secretary

ITEM #2 – VARIANCE REQUEST. JOHNSON SIGN COMPANY, 150 STEPHENSON, for relief of Chapter 85 to erect three (3) wall signs totaling 282 square feet, where Chapter 85.02.05 limits the number of signs to one wall sign per building, with a maximum of 200 square feet in area.

Mr. Grusnick explained that the petitioner sent a letter asking that this item be withdrawn.

Motion by Richnak
Supported by Kessler

MOVED, to accept the withdrawal request of Johnson Sign Company, 150 Stephenson, for relief of Chapter 85 to erect three (3) wall signs totaling 282 square feet, where Chapter 85.02.05 limits the number of signs to one wall sign per building, with a maximum of 200 square feet in area.

- At request of petitioner.

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

MOTION TO ACCEPT WITHDRAWAL CARRIED

ITEM #3 – VARIANCE REQUEST. KIRK PESTA, HARLEY ELLIS DEVEREAUX, REPRESENTING 44201 DEQUINDRE, for relief of the 2003 Michigan Plumbing Code Section 1107.1.

Mr. Grusnick explained that the 2003 Michigan Plumbing Code requires that roof drainage systems be provided with a secondary drainage system that has piping and a point of discharge that is independent from the primary roof drains. It further requires that this secondary drainage discharge be at a location, above grade, where the building occupants would normally observe it. The petitioners are proposing a

ITEM #3 – con't.

secondary system that would be interconnected with the primary system within the building. They propose over sizing the primary system and installing alarms in the secondary system to notify the occupants if the overflow is receiving water. They are asking relief for this modified system.

Mr. Dziurman asked if this request was similar to a previous request by Beaumont Hospital.

Mr. Kessler stated that it was identical to a request made in 2001. The roof elevation is to be raised to allow for an additional three floors.

Mr. Kirk Pesta was present and stated that basically they have never had a problem with the drains on the roof. This is a controlled roof area and is monitored. The water alarms have gone off, however, this was during a heavy rain and the drains were not blocked. The alarms went off due to the amount of water. Mr. Pesta stated that he checked with their Building Maintenance Department before this meeting and they stated that they have never had a plugged drain on the roof.

Motion by Nelson
Supported by Richnak

MOVED, to grant Kirk Pesta, Harley Ellis Devereaux, representing 44201 Dequindre relief of the 2003 Michigan Plumbing Code Section 1107.1 of the independent secondary roof drainage system to over size the primary system and install alarms in the secondary system to notify the occupants if the overflow is receiving water.

- System will be tested to make sure it works efficiently.
- Variance would not be contrary to public interest.

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

MOTION TO GRANT VARIANCE CARRIED

ITEM #4 - VARIANCE REQUEST. BASEMENT EXPERTS, 4458 LANCASHIRE, for relief of the 2003 Michigan Residential Code to finish a basement that will result with a 6'-10" main ceiling height and ductwork drop areas to 6'-2". Section R305 requires a 7' minimum ceiling height and 6'-6" under dropped areas.

Mr. Grusnick explained that the petitioner is requesting relief of Section R305 of the 2003 Michigan Residential Code to finish a basement. The existing basement has a 7'-0" main ceiling height and 6'-3" in areas of dropped ductwork. The proposed finish would lower the main ceiling height to 6'-10" and the ductwork drop areas to 6'-2". The

ITEM #4 – con't.

2003 Michigan Residential Code, Section R305 requires a 7' minimum ceiling height and 6'-6" under dropped areas.

Mr. Steve Attar was present and stated that he understands he is asking for a large variance under the ductwork. Mr. Attar indicated that he was more than willing to listen to any suggestions the Board would have.

Mr. Dziurman stated that the 6'-10" ceiling height is not an unusually request, but felt that the 6'-2" height was extremely low.

Mr. Kessler asked if there was a way to design the basement so that the finished area would not fall under the ductwork.

Mr. Attar indicated that it would mean that the finished area of the basement would be very small.

Mr. Richnak asked what the distance of the wall was up to the stairwell.

Mr. Attar indicated that it was approximately 9'.

Mr. Richnak said that the finished area would be approximately 20' x 9'.

The Board members discussed different possibilities available and Mr. Nelson suggested that a wall be put up where the duct work is, and then shelves or storage be provided below the ductwork area so that no one could stand under this area.

Mr. Richnak asked if the intended use was as a play area for children.

Mr. Attar said he believes that is what they are looking for.

Mr. Richnak asked what the lowest height was that was permitted by the Board.

Mr. Attar said that in the past, the height under duct work was limited to 6'-4". Mr. Attar also asked if shelving were an option, would it be "fixed" or temporary shelving that would be required.

Mr. Kessler stated that he thought it should be fixed, so that people would not bump their heads.

Motion by Richnak
Supported by Nelson

ITEM #4 – con't.

MOVED, to **grant** the request of Basement Experts, 4458 Lancashire, for relief of the 2003 Michigan Residential Code to finish a basement that will result with a 6'-10" main ceiling height and to **deny** the request to finish the area under the duct work that would result in a 6'-2" ceiling height.

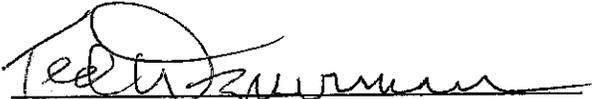
- 6'-10" main ceiling height is not unusual.
- The petitioner has the alternative to install a wall or fixed cabinets under the ductwork.

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

MOTION TO GRANT VARIANCE FOR 6'-10" MAIN CEILING HEIGHT, AND TO DENY REQUEST FOR 6'-2" CEILING HEIGHT UNDER DUCTWORK CARRIED

The Board was reminded that a Special Meeting will be held on October 24, 2007 as the request of SignGraphix in Conference Room C of the Troy City Hall.

The Building Code Board of Appeals meeting adjourned at 8:50 A.M.


Ted Dziurman, Chairman


Pamela Pasternak, Recording Secretary