The Chairman, Ted Dziurman, called the meeting of the Building Code Board of Appeals to order at 8:30 A.M., on Wednesday, January 3, 2007 in the Lower Level Conference Room of the Troy City Hall.

PRESENT: Ted Dziurman
Rick Kessler
Tim Richnak
Dave Roberts
Frank Zuazo

ALSO PRESENT: Mark Stimac, Director of Building & Zoning
Marlene Struckman, Housing & Zoning Inspector Supervisor
Pamela Pasternak, Recording Secretary

ITEM #1 – APPROVAL OF MINUTES – MEETING OF DECEMBER 6, 2006

Motion by Kessler
Supported by Richnak

MOVED, to approve the minutes of the meeting of December 6, 2006 as written.

Yeas: All – 5

MOTION TO APPROVE MINUTES CARRIED

ITEM #2 – VARIANCE REQUEST. BASEMENT EXPERTS, 3648 EDGEMONT DRIVE, for relief of the 2003 Michigan Residential Code to finish a basement.

Mr. Stimac explained that the petitioner is requesting relief of the Ordinance to finish a basement that will include the installation of a suspended ceiling with dropped ceiling areas for beams and ductwork. The drop area enclosing the ductwork is shown with a 6'-3" proposed finish height. The 2003 Michigan Residential Code, Section R-305 requires a 6'-6" minimum ceiling height for ductwork drops in finished basements.

Mr. Steve Attar of Basement Experts was present and said that this request was the same as others he had presented in the past. Mr. Attar passed out pictures to the Board members showing the layout of the basement. The only area that a variance would be required is under the ductwork. Mr. Attar also indicated that although a 90 degree corner is shown on the plans, they would be more than willing to modify this corner by turning it and changing it to a diagonal rather than a sharp corner.

Mr. Dziurman asked what the ceiling height of the basement was and Mr. Attar said that in the other areas it is 7' and 6'-6" under the I-beams.

J-lj

ITEM #2 – con't.

Mr. Stimac asked what would happen to the round supply duct and Mr. Attar said that they plan to re-route the duct in between the floor joists.

Motion by Kessler
Supported by Richnak

MOVED, to grant Basement Experts, 3648 Edgemont Drive, relief of the 2003 Michigan Residential Code to finish the basement that will result in a 6'-3" finish height for the ceiling above the drop area where Section R-305 requires a 6'-6" minimum ceiling height for ductwork drops in finished basements.

- The corner will be constructed diagonally, so there will not be any sharp corners.

Yeas: All – 5

MOTION TO GRANT VARIANCE CARRIED

Mr. Dziurman asked if there was some way to change the Code so that these variance requests would not be necessary.

Mr. Stimac said that he was not aware of any petitions submitted to the State asking that this requirement be changed, but thought that it would be in the best interests of the petitioner to explore that possibility.

ITEM #3 – MEETING OF JULY 4, 2007

Motion by Richnak
Supported by Kessler

MOVED, to change the date of the July 4th meeting of the Building Code Board of Appeals to Wednesday, July 11, 2007.

- July 4th is a Legal Holiday.

Yeas: All – 5

MOTION TO CHANGE DATE OF JULY MEETING CARRIED

ELECTION OF OFFICERS

Motion by Richnak
Supported by Kessler

MOVED, to elect Ted Dziurman, Chairman and Bill Nelson, Vice-Chairman of the Building Code Board of Appeals for the 2007 year.

Yeas: All – 5

MOTION TO ELECT TED DZIURMAN, CHAIRMAN AND BILL NELSO, VICE-CHAIRMAN CARRIED.

Board members wished Marlene Struckman well as this is her last meeting due to her retirement.

The meeting of the Building Code Board of Appeals adjourned at 8:42 A.M.

Ted Dziurman, Chairman

Pamela Pasternak, Recording Secretary