

A meeting of the Building Code Board of Appeals was called to order at 8:38 a.m. on Wednesday, January 6, 1988 by the Chairman, Ted Dziurman.

PRESENT: Ted Dziurman
James Halsey
Larry Harris
Don Spurr
Mark Stimac

ITEM #1. Approval of Minutes - December 2, 1987

Motion by Spurr
Supported by Stimac

MOVED, to approve the December 2, 1987 minutes as presented.

Ayes: 5
Nays: 0
Absent: 0

MOTION TO APPROVE CARRIED.

ITEM #2. H.M.S. Products, 1200 E. Big Beaver, for relief of Article 8 of the 1981 B.O.C.A. Building Code

Mr. Stimac explained that the petitioner is requesting renewal to maintain an enclosed mezzanine. This enclosure resulted in what we consider a second floor. The area has only one unenclosed stairway that leads to it and which terminates within the building. The B.O.C.A. Code in Article 8 requires that when a second floor is created, at least two stairways be enclosed with 3/4 hour fire resistant construction and that all exits be arranged so as to lead directly to the street. In June of 1984 the board granted the petitioner relief of these requirements with the following conditions: That the variance would be subject to review after two years. That the use of the area be for storage of their computer chips. That a smoke alarm system be installed, tying the first floor with the second floor. In June of 1986 this variance was renewed for six months to allow for the construction of a proposed addition which will alleviate using this second story for anything other than storage. The variance was also renewed with the provision that only 2 persons be allowed on the second floor at any one time. The addition was constructed in the summer of 1987. The petitioner is requesting renewal of the relief of the exiting requirements.

A report from the Fire Department regarding the use of the second floor area was presented at the meeting.

David Sofy was present and stated that they have a temporary certificate of occupancy on their addition and that when they take occupancy of the addition the work stations will be removed from the mezzanine. They do, however, need the mezzanine for storage of records and parts, indicating that there is and would be very little activity in the area.

Motion by Halsey
Supported by Stimac

MOVED, to grant H.M.S. Products, 1200 E. Big Beaver Road, a variance for relief of Article 8 of the 1981 B.O.C.A. code, to maintain a mezzanine with the following stipulations.

1. It be used for storage only.
2. That they be required to maintain the smoke alarm system and the clear vision panel

D-1

ITEM #2.

Ayes: 5
Nays: 0
Absent: 0

MOTION TO APPROVE CARRIED.

ITEM #3. Murray Hozman (Murray Hozman's Teen Man), 340 W. Fourteen Mile Road, for relief of Section F-403, of the B.O.C.A. Existing Structure Code.

Mr. Stimac explained that as part of an alteration to this retail store space in 1979, cove lighting fixtures and display shelving were installed. These items, by their design and location, reduce the effectiveness of the fire protection system in extinguishing possible fires of combustible material displayed in these areas. This deficiency was not noted during plan review or during field inspections of this space while undergoing construction. These deficiencies were noted at the time of the annual Fire Department inspection in August of 1987. The petitioner is asking relief of the requirement for additional sprinklers.

This request was tabled at the December meeting at the request of the petitioner.

Murray Hozman was present and stated that the tenant area that the Kresge store occupies is to be vacated in the Spring of 1988 and they have been negotiating with the mall management for a tenant space in this area. He does not feel that it would be feasible to spend over \$2,000 to bring the sprinkler system to code only to vacate the space. Mr. Hozman requested that the board consider granting a temporary variance until such time as a new lease could be negotiated and their facility relocated.

Motion by Harris
Supported by Spurr

MOVED, to grant Murray Hozman (Murray Hozman's Teen Man), 340 W. Big Beaver Road, a temporary variance (6 months) for relief of Section F-403, of the B.O.C.A. Existing Structure Code.

1. The tenant has indicated that within the year they will be vacating this space and relocating within the mall.

Ayes: 5
Nays: 0
Absent: 0

MOTION TO GRANT SIX MONTH VARIANCE (July, 1988) CARRIED.

ITEM #4. Select Care, 363 W. Big Beaver Road, for relief of Section ES-905.1, B.O.C.A. Existing Structures Code.

Mr. Stimac explained that the existing structures code as adopted in Chapter 82 of the Troy City Code in September of 1985 requires certain controls on elevators in buildings of 3 or more floors. These controls include the automatic recall of elevators to the ground floor level upon activation of smoke detectors located in the elevator lobbies. These types of controls are known as "Phase I" controls.

January 6, 1988

ITEM #4.

The Ordinance also requires at least one elevator to be provided with complete override and operation controls for fire emergency usage. These controls are described as "Phase II controls. The petitioner is requesting relief of the requirements for these elevator controls in this existing 4 story office building.

This request was tabled at the December meeting at the request of the petitioner.

Mr. Stimac further explained that he has received a call from the owner's representative indicating that they intend to provide the required controls on the elevators and are withdrawing their request for a variance. Therefore, no action is required on this request.

NO ACTION WAS TAKEN ON THIS REQUEST.

ITEM #5. Kirco Realty & Development, 901 Wilshire, for relief of Section F-2803.0 of the 1984 B.O.C.A. Fire Prevention Code.

Mr. Stimac explained that the petitioner is requesting to install an above ground 550 gallon diesel fuel storage tank. This tank is to be used to supply a new emergency power generator. Section F-2803.0 of the B.O.C.A. Fire Prevention Code prohibits the use of above ground storage tanks. The petitioner is requesting relief of this requirement.

Darrel Ashley, Art Furestenberg and Mike Gordon were present. Mr. Ashley explained that the proposed tank is for an emergency generator to service Chrysler's computer expansion on the first and second floors. The tank will be above grade, it will have a rupture tank (which is basin like) that would contain any spill should it ever occur. Also the tank and generator is enclosed on three sides by a precast masonry wall. The wall also, will provide protection. They do monitor for operation on a weekly basis.

The board discussed, with the petitioner, the possibility of a alarm system to detect any gas leaks.

Motion by Halsey
Supported by Stimac

MOVED, to grant Kirco Realty & Development, 901 Wilshire, a variance, as requested, for relief of Section F-2803.0 of the 1984 B.O.C.A. Fire Prevention Code to allow an above ground storage tank for an emergency generator.

1. The design of the tank and holding tank are subject to the approval of the Fire Marshal.

Ayes: 5
Nays: 0
Absent: 0

MOTION TO APPROVE CARRIED.

The Building Code Board of Appeals Meeting adjourned at 9:12 a.m.



