

A meeting of the Building Code Board of Appeals was held on Thursday, January 20, 1972 at the Troy City Offices. The meeting was called to order by Eugene Scheff, Chairman at 1:30 p.m.

PRESENT: Eugene Scheff
Chairman

Gerald VandenBussche
Lauren Ford
Mike Kohut

ABSENT: Richard Graham

ITEM #1. Approval of Minutes, December 16, 1971

Motion by Ford
Support by VandenBussche

MOVED, that the minutes of the Building Code Board of Appeals meeting of December 16, 1971 be approved as written.

yeas: All - 4
nays: none
absent: 1

ITEM #2. Variance Requested, 1455 Stephenson (Hilton Inn), for relief of Chapter 85.9.

Mr. VandenBussche explained that the petitioner, Randall Sign Co., is requesting relief of the maximum height required in a B-3 use district. The petitioner's plan shows a ground sign 75' high where the maximum height is limited to 40' in this district. The appellants request is based on the need for visibility to expressway traffic.

Mr. Ed Cannon, representing Randall Sign Co., and Mr. Brienthaupt, representing the Hilton Inn, were present and stated that they need the sign at this height in order to get exposure to south bound expressway traffic.

Motion by Kohut
Support by VandenBussche

MOVED, that the variance requested at 1455 Stephenson (Hilton Inn), for relief of Chapter 85.9, be denied for the following reasons:

1. Adequate visibility can be obtained from a 40' high sign.
2. No hardship was shown.

yeas: All - 4
nays: none
absent: 1

January 20, 1972

ITEM #3. Variance Requested, 1304 Maple, for relief of Chapter 79, Section 707, Table 13, BOCA Code.

Mr. VandenBussche explained that the Indusco Corporation is requesting to install a mezzanine with a floor that has a 100 pound per square foot live-load distribution. Article 7 of the BOCA Code requires a minimum of 125 pound per square foot for live-load distribution on floors for light manufacturing.

The petitioner was not present.

Motion by Ford
Support by Kohut

MOVED, that the variance requested at 1304 Maple, for relief of Chapter 79, Section 707, Table 13, BOCA Code, be denied for the following reasons:

1. No hardship was shown.
2. This is the minimum code requirement for a light storage area.

yeas: All - 4
nays: none
absent: 1

ITEM #4. Variance Requested, 1650 W. Big Beaver, for relief of Chapter 79, Table 5, BOCA Code.

Mr. VandenBussche explained that the petitioner, Rossen-Neumann Associates, is requesting to maintain a required stair exit way enclosed with partitions constructed of combustible lumber. Although the entire assembly of the enclosure has a two hour rating as required by table 5, of the BOCA Code, it does not comply with the requirement that no part of this assembly may be combustible. Therefore, the petitioner is requesting to be allowed to have combustible studs in the assembly.

A representative of Rossen-Neumann Associates was present and asked the Board that in lieu of replacing the combustible studs with noncombustible studs that they would add an extra layer of drywall and seal all the openings with noncombustible materials.

Motion by Ford
Support by Kohut

MOVED, that the variance requested at 1650 W. Big Beaver, for relief of Chapter 79, Table 5, BOCA Code, be approved for the following reasons:

1. The petitioner has stated that he will add an additional layer of drywall, and seal all the openings with noncombustible materials.
2. The wall is not a continuous wall and does not tie into any combustible areas.

yeas: All - 4
nays: none
absent: 1

ADJOURNED: 3:00