

THE BUILDING BOARD OF APPEALS

AGENDA

JANUARY 10, 2007

4:00 PM CITY COUNCIL CHAMBERS

NEW APPEALS

Appeal #07-100 – From Casey Homasey, 7821 Reuter, Dearborn, MI requesting permission to maintain 72’ of 5’+ high stockade style board fence. Location of fence is at least 6’ past side door located at **7821 Reuter** in deviation of Ordinance 93-553 Sec. 2.19 C.1. a. & b. & 4. Fence Regulations.

Appeal #07-101 – From Allied Signs, Inc. 33650 Giftos, Clinton Twp., MI requesting permission to install one LED changeable message board to a new ground/pole sign located at **25341 Michigan** in deviation of the Code of Ordinances for the City of Dearborn, Chapter 5, Article XII, Sec. 5-1342 **General requirements for all signs. Waive the prohibition of an Electronic Message Board.** No sign or any part thereof shall move nor shall the illumination of any sign or any part of such illumination be anything other than a steady, continuous burning bulb or other source of light. The flashing or frequent turning on and off of the sign illumination or any part thereof for the purpose of attracting attention is prohibited.

Appeal #07-102 – From Kobeissi Associates, Inc., 24522 Michigan, Dearborn, MI requesting permission to maintain an existing exterior load bearing wall located at **22611 Michigan** in deviation of the 2003 Michigan Building Code. **Waive the Fire Wall requirement.** 705.1 General. Each portion of a building separated by one or more fire walls that comply with the provisions of this section shall be considered a separate building. The extent and location of such fire walls shall provide a complete separation. Where a fire wall also separates groups that are required to be separated by a fire barrier wall, the most restrictive requirements of each separation shall apply. Fire walls located on lot lines shall also comply with Section 503.2. Such firewalls (party walls) shall be constructed without openings. **705.2 Structural stability.** Firewalls shall have sufficient structural stability under fire conditions to allow collapse of construction on either side without collapse of the wall for the duration of time indicated by the required fire-resistance rating. **705.4 Fire-resistance rating.** Fire walls shall have a fire-resistance rating of not less than that required by Table 705.4. The required fire-resistance rating must comply with the more restrictive occupancy of Table 705.4. For example, if two buildings of Type II construction with occupancies in Groups S-1 and B are built of any construction type and separated by a fire wall, the fire wall is required to have a fire-resistance rating of 3 hours (in accordance with Table 705.4 based on Group S-1).

TABLE 705.4

FIRE WALL FIRE-RESISTANCE RATINGS	
GROUP	FIRE-RESISTANCE RATING (hours)
A, B, E, H-4, I, R-1, R-2, U	3a
F-1, H-3b, H-5, M, S-1	3
H-1, H-2	4b
F-2, S-2, R-3, R-4	2

- a. Walls shall be not less than 2-hour fire-resistance rated where separating buildings of Type II or V construction.
- b. For Group H-1, H-2 or H-3 buildings, also see Sections 415.4 and 415.5.

Appeal #07-103 – From Guido Architects, 23419 Ford, Dearborn, MI requesting permission to maintain an existing second floor level that does not meet the Means Egress located at **21711 Michigan** in deviation of 2003 Michigan Building Code, Section 1018.1 Minimum number of exits. **Waive the minimum egress requirement.** All rooms and spaces within each story shall be provided with and have access to the minimum number of approved independent exits as required by Table 1018.1 based on the occupant load, except as modified in Section 1014.1 or 1018.2. For the purposes of this chapter, occupied roofs shall be provided with exits as required for stories. The required number of exits from any story, basement or individual space shall be maintained until arrival at grade or the public way. **Section 1019.1 Enclosures required.** Waive the fire resistance rating required for the Means of Egress. Interior exit stairways and interior exit ramps shall be enclosed with fire barriers. Exit enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour where connecting less than four stories. The number of stories connected by the shaft enclosure shall include any basements but not any mezzanines. An exit enclosure shall not be used for any purpose other than means of egress. Enclosures shall be constructed as fire barriers in accordance with Section 706.

Appeal #07-104 – From Sign Depot, 8915 Northend, Royal Oak Twp., MI requesting permission to install one ground/pole sign (7' x 7' x 26' high) extending over the existing building located at **3700 Monroe** in deviation of the Code of Ordinances for the City of Dearborn, Chapter 5, Article XII, Section 5-1347 Roof signs and wall signs. **Waive the prohibition of any sign to extend over the roof of any building.** Roof signs shall not be permitted in the city. No sign shall be permitted to be mounted above or extend over the roof of any building or structure whether supported by such building or structure or mounted completely independent thereof.