



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF CONSTRUCTION CODES
IRVIN J. POKE
DIRECTOR

STEVE ARWOOD
ACTING DIRECTOR

CONSTRUCTION CODE COMMISSION

Conference Room 3, First Floor
2501 Woodlake Circle
Okemos, Michigan 48864

AGENDA

January 9, 2013
9:30 a.m.

1. Call to Order and Determination of Quorum
2. Approval of Agenda (Pages 1-2)
3. Approval of Minutes – October 3, 2012 (Pages 9-13)
4. Director's Report I. Poke
5. Applications to Administer and Enforce I. Poke
 - a) City of St. Ignace, Mackinac County – Document #13-03 (Pages 14-15)
 - b) Oshtemo Township, Kalamazoo County – Document #13-04 (Pages 16-17)
6. Rescinding Ordinance – Almena Township, Van Buren County – Document #13-16 (Page 18) M. Somers
7. Recommendation to Revoke Inspector Registration – Document #13-05 (Pages 19-44) I. Poke
8. Recommendation to Conduct Performance Evaluation – Document #13-17 City of East Lansing/Ingham County – See Packet 1 (Pages 45-112) I. Poke
9. Report of Assistance Requests – Document #13-14 (Pages 113-114) K. Lambert
10. Applications for Program Approval – Document #13-08 (Pages 115-130) L. Lehman
11. Applications for Instructor Approval – Document #13-07 (Pages 131-133) L. Lehman

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Agenda - Construction Code Commission – January 9, 2013

Page 2

12. 1986, Act 54 Registration Applicants – Document #13-06 a-f (Pages 134-147) L. Lehman
13. Recommended Product Approvals
 - a) ProSet Systems, Inc. (Plumbing) – Document #13-01 (Pages 148-151) R. Konyndyk
 - b) Jay R. Smith MFG. Co. (Plumbing) – Document #13-02 (Pages 152-155) R. Konyndyk
 - c) Apollo Corporation (Plumbing) – Document #13-09 (Pages 156-158) R. Konyndyk
 - d) Apollo Corporation (Plumbing) – Document #13-10 (Pages 159-162) R. Konyndyk
 - e) Huber Engineered Woods LLC (Plan Review) – Document #13-11 (Pages 163-171) T. Cordill
14. Certificate of Acceptability T. Cordill
 - a) CXT, Inc. – CA #541 – Document #13-15 (Page 172)
15. Public Comment
16. Unfinished Business
17. New Business
 - a) Special meeting of the commission
18. 2013 Schedule –April 3, July 10, October 2
19. Adjournment

The meeting site and parking is accessible. Individuals attending the meeting are requested to refrain from using heavily scented personal care products, in order to enhance accessibility for everyone. People with disabilities requiring additional services (such as materials in alternative format) in order to participate in the meeting should call Hillary Cushman at (517) 241-9302 at least 10 business days before the event.



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CONSTRUCTION CODE COMMISSION
BUREAU OF CONSTRUCTION CODES
Conference Room 3, First Floor
2501 Woodlake Circle
Okemos, Michigan 48864

MINUTES
July 9, 2012
9:30 a.m.

MEMBERS PRESENT

Mr. William Benoit, Jr. (Chair)
Mr. Thomas Baldwin
Mr. Michael Boss
Mr. Frederick Butters
Mr. James Cash
Mr. Roger Donaldson
Mr. William Duffield
Mr. Thomas Erdman
Mr. David Jones
Mr. Sean O'Neil
Mr. Roger Papineau
Mr. Matthew Reno
Mr. Tony Sanfilippo (for Mr. Richard Miller)

MEMBERS ABSENT

Mr. Robert Jagenberg
Mr. Jack (Clifton) Lewis
Mr. Nelson McMath
Ms. Beth Yorke

DEPARTMENT PERSONNEL PRESENT

Mr. Irvin J. Poke, Director, BCC
Mr. Keith Lambert, Deputy Director, BCC
Ms. Jocelyn Krueger, Assistant to Mr. Poke
Ms. Deb Young, Director, Office of Administrative Services
Ms. Hillary Cushman, Secretary to Ms. Young
Mr. Michael Somers, Analyst, Office of Administrative Services
Mr. David Vigas, Director, Office of Management Services
Ms. LeeAnn Allaire, Analyst, Office of Management Services
Mr. Larry Lehman, Chief, Building Division
Mr. Charles Curtis, Assistant Chief, Building Division
Mr. Dan O'Donnell, Chief, Electrical Division
Mr. Jim Hennesey, Assistant Chief, Electrical Division
Mr. Kevin Kalakay, Chief, Mechanical Division
Mr. Jon Paradine, Assistant Chief, Mechanical Division

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Mr. Todd Cordill, Chief, Plan Review Division

Mr. Robert Konyndyk, Chief, Plumbing Division

OTHERS IN ATTENDANCE

Mr. Lynn Briggs, SMACNA/MIAM

Mr. Adam Harvey, Texas Township

Mr. Bill Henderson, Texas Township

Ms. Roxanne Seeber, Texas Township

Mr. Darren Ing, MMHA & RVCA

1. CALL TO ORDER AND DETERMINATION OF QUORUM

Chairperson Benoit called the meeting to order at approximately 9:30 a.m. A quorum was determined present at that time.

Chairperson Benoit opened the floor to nominations for the office of Vice Chair. Commissioner O'Neil nominated Commissioner Reno. Commissioner Baldwin moved to close nominations. Commissioner Reno was elected Vice Chair by consensus.

2. APPROVAL OF AGENDA

Mr. Poke distributed an amended agenda that reflected the addition of document f to item 10 a. and the addition of the Reconsideration of Moratorium under item 15. Commissioner O'Neil moved to support the approval of the agenda as modified. Commissioner Reno seconded the motion. **MOTION CARRIED.**

3. APPROVAL OF MINUTES

A correction was made to the minutes of the April 4, 2012 meeting. Commissioner Donaldson moved to approve the minutes as corrected. Commissioner Duffield seconded the motion. **MOTION CARRIED.**

4. DIRECTOR'S REPORT

The first Michigan Building/Rehab Code Review Committee Meeting will take place on August 15, 2012. Change proposal forms are provided on the bureau's website for those wishing to submit their suggested changes to either code. Mr. Poke stressed that proposals should be submitted as soon as possible.

There is nothing new to report regarding HB 4561. It is suspected both sides are at an impasse and the language awaits further discussion.

The commission voted to rescind Royal Oak Township's enforcement authority at their January 4, 2012 meeting. Counsel for both sides continue to negotiate a settlement. Mr.

Poke indicated the township has yet to comply with the stipulations outlined in the original order and that he will update the commission as the bureau moves forward.

5. **REPORT OF ASSISTANCE REQUESTS**

Document #12-36

Mr. Lambert provided the Report of Assistance Requests to the commission for informational purposes.

6. **RECOMMENDATION TO CONDUCT PERFORMANCE EVALUATION**

Document #12-35

Mr. Poke advised that a code violation complaint was received by the bureau regarding the absence of fire sprinklers in the sleeping quarters of a fire station located in Texas Township, Kalamazoo County. Several other violations were discovered during the plan review process and it is therefore the recommendation of bureau staff that a performance evaluation be conducted.

Texas Township representatives Ms. Seeber, Mr. Henderson, and Mr. Harvey admitted that the sleeping quarters had been misidentified as an accessory structure but that their situation is unique in that the township is more accustomed to handling residential dwellings. It is their position that a performance evaluation is not needed given their willingness to correct the violations. Mr. Poke noted that the violations found are serious and that the township should take immediate steps to correct them regardless of the future actions of the bureau. Further discussion centered on the possibility of the township appealing the requirement that a sprinkler system be installed throughout the entire fire station. Commissioner Reno noted, and Mr. Cordill concurred, that an appeal would not be needed if a fire wall is constructed to separate the occupancies between the sleeping quarters and the remainder of the station. The installation of the wall would limit the requirement of the installation of the sprinkler system to only the occupancy with sleeping quarters.

Given the urgency and safety risk of the code violations surrounding the sleeping quarters, Chairperson Benoit suggested the violations be addressed separate from the bureau's request to conduct a performance evaluation. Commissioner Reno moved to require Texas Township to immediately resolve the code violation. Commissioner O'Neil seconded the motion. **MOTION CARRIED.**

Discussions continued regarding the other violations discovered during the plan review process, the township's insistence that a difference of opinion exists regarding code interpretation, and the township's perceived resistance to the bureau conducting a performance evaluation. Commissioner Baldwin asked if a stipulation could be added, should the performance evaluation be permitted, requiring the R2 portion of the building remain unoccupied until the sprinklers have been installed. Mr. Poke confirmed that the

stipulation could be added. Commissioner O'Neil also suggested that the bureau locate the architect used by the township to make them aware of these issues.

Commissioner Donaldson moved to approve the bureau's request to conduct a performance evaluation with the stipulation that the R2 portion of the facility remain unoccupied until the sprinklers have been installed. Commissioner Baldwin seconded the motion. **MOTION CARRIED.**

7. **REPORT OF RESCINDING ORDINANCES**
Document #12-34

Mr. Somers presented Rescinding Ordinances to the commission for informational purposes.

8. **APPLICATIONS FOR PROGRAM APPROVAL**
Document #12-29

Mr. Lehman presented a list of continuing education program applications for approval. The programs were reviewed and found to be in compliance with the registration rules and it is the recommendation of staff that the programs be approved.

Commissioner Reno moved to approve the applications as submitted. Commissioner Erdman seconded the motion. **MOTION CARRIED.**

9. **APPLICATIONS FOR INSTRUCTOR APPROVAL**
Document #12-30

Mr. Lehman presented a list of Instructors of Continuing Education Programs for approval. The applications were reviewed and found to be in compliance with the registration rules and it is the recommendation of staff that the applications be approved.

Commissioner Cash moved to approve the instructors. Commissioner Jones seconded the motion. **MOTION CARRIED.**

10. **1986, ACT 54 REGISTRATION APPLICANTS**
Document #12-31 a-f

Mr. Lehman presented a list of applications for registration as building officials, building inspectors, plan reviewers, electrical inspectors, and mechanical inspectors. It is the recommendation of staff that the individuals listed be approved.

Commissioner Baldwin moved to approve the applications as submitted. Commissioner Reno seconded the motion. **MOTION CARRIED.**

11. RECOMMENDED PRODUCT APPROVALS

a) Highland Tank (Plumbing) – Document #12-27

b) Safety Tubs Company (Plumbing) – Document #12-38

Mr. Konyndyk presented both the Highland Tank PGI Series – Large volume grease interceptor product and the Safety Tubs Walk-In Bathtub product for installation and use in the State of Michigan. It is the recommendation of staff and the State Plumbing Board that these products be approved.

After discussion, Commissioner O’Neil moved to approve both products for installation and use in the State of Michigan subject to the conditions of use and installation. Commissioner Jones seconded the motion. **MOTION CARRIED.**

c) Uponor, Inc. (Mechanical) – Document #12-32

Mr. Kalakay presented the Uponor AquaSAFE Looped Fire Sprinkler System for installation and use in the State of Michigan. It is the recommendation of staff and the State Board of Mechanical Rules that this product be approved.

After discussion, Commissioner Baldwin moved to approve this product for installation and use in the State of Michigan subject to the conditions of use and installation and to the addition of language to #5 in which the requirement of a mechanical and plumbing permit are required for installation. Commissioner Duffield seconded the motion. **MOTION CARRIED.**

d) LadderTech LLC (Mechanical) – Document #12-33

Mr. Kalakay presented the LadderPort extension ladder receiver for installation and use in the State of Michigan. It is the recommendation of the State Board of Mechanical Rules that this product be approved for use on any building not exceeding 20 feet.

After discussion, Commissioner Cash moved to approve this product for installation and use in the State of Michigan subject to the height restriction of 20 feet and the conditions of use and installation. Commissioner Jones seconded the motion. **MOTION CARRIED.**

12. CERTIFICATE OF ACCEPTABILITY

a) Skyline Corporation – CA #537 – Document #12-37

Mr. Cordill presented a Certificate of Acceptability for approval of Skyline Corporation as a Premanufactured Units Manufacturer.

Commissioner Duffield moved to approve the certificate of acceptability. Commissioner Reno seconded the motion. **MOTION CARRIED.**

13. PUBLIC COMMENT

NONE

14. UNFINISHED BUSINESS

NONE

15. NEW BUSINESS

a) **Reconsideration of Moratorium**

The moratorium on all Applications to Administer and Enforce for new enforcing agencies that was voted into place at the January 4, 2012, meeting is scheduled to expire July 9, 2012. The moratorium was reviewed and following a discussion the general consensus was to let it expire.

16. 2012 MEETING SCHEDULE – October 3

17. ADJOURNMENT

Commissioner Donaldson moved to adjourn the meeting at approximately 10:40 AM. Commissioner Reno seconded the motion. **MOTION CARRIED.**

APPROVED:



Chairman, Construction Code Commission

10-3-12
Date



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF CONSTRUCTION CODES
IRVIN J. POKE
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STEVEN H. HILFINGER
DIRECTOR

CONSTRUCTION CODE COMMISSION
BUREAU OF CONSTRUCTION CODES
Conference Room 3, First Floor
2501 Woodlake Circle
Okemos, Michigan 48864

MINUTES

October 3, 2012
9:30 a.m.

MEMBERS PRESENT

Mr. William Benoit, Jr. (Chair)
Mr. Thomas Baldwin
Mr. Michael Boss
Mr. Frederick Butters
Mr. James Cash
Mr. Roger Donaldson
Mr. William Duffield
Mr. Robert Jagenberg
Mr. David Jones
Mr. Jack (Clifton) Lewis
Mr. Richard Miller
Mr. Sean O'Neil
Mr. Roger Papineau
Mr. Matthew Reno

MEMBERS ABSENT

Mr. Thomas Erdman
Mr. Nelson McMath
Ms. Beth Yorke

DEPARTMENT PERSONNEL PRESENT

Mr. Irvin J. Poke, Director, BCC
Mr. Keith Lambert, Deputy Director, BCC
Ms. Jocelyn Krueger, Assistant to Mr. Poke
Ms. Deb Young, Director, Office of Administrative Services
Mr. Michael Somers, Analyst, Office of Administrative Services
Mr. David Viges, Director, Office of Management Services
Mr. Larry Lehman, Chief, Building Division
Mr. Charles Curtis, Assistant Chief, Building Division
Mr. Dan O'Donnell, Chief, Electrical Division
Mr. Jim Hennesey, Assistant Chief, Electrical Division
Mr. Kevin Kalakay, Chief, Mechanical Division
Mr. Jon Paradine, Assistant Chief, Mechanical Division
Mr. Todd Cordill, Chief, Plan Review Division

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Mr. George Herrity, Assistant Chief, Plan Review Division

Mr. Robert Konyndyk, Chief, Plumbing Division

OTHERS IN ATTENDANCE

Mr. Lynn Briggs, SMACNA

Mr. Ron Brown, NFSA

Mr. Tim Dewitt, MMHA

Ms. Cindy Maher, MPMCA

Mr. Matt Moros, Viega LLC

Mr. Lee Schwartz, HBAM

Ms. Cindy Zatto, Highland Tank

1. CALL TO ORDER AND DETERMINATION OF QUORUM

Chairperson Benoit called the meeting to order at approximately 9:36 a.m. A quorum was determined present at that time.

Chairperson Benoit also welcomed newly appointed State Fire Marshall, Richard Miller, to his first meeting.

2. APPROVAL OF AGENDA

Commissioner Reno moved to approve the agenda. Commissioner Jagenberg seconded the motion. **MOTION CARRIED.**

3. APPROVAL OF MINUTES

Commissioner Baldwin moved to approve the minutes of the July 9, 2012 meeting. Commissioner O'Neil seconded the motion. **MOTION CARRIED.**

4. DIRECTOR'S REPORT

The selection process for the bureau's new automated system continues. As reported during the commission meeting in April, the new software will streamline the licensing and permitting processes and may allow for the electronic submittal of plans.

Mr. Poke reported that he presented two programs regarding the construction appeals process at the COCM Annual Fall Conference on September 21, 2012. He also noted that a joint conference between the bureau and COCM is scheduled for January 29-30, 2013. The bureau will provide the necessary educational programs for conference participants.

A new registration period for code officials has started and all bureau staff registrations should be current. The bureau will hold a public hearing on October 16, 2012, to address Act 54 rules and changes made to the registration process.

Mr. Poke also informed the commission that bureau managers are scheduled to attend the ICC Annual Conference and Fall Action Code Hearings the week of October 20, 2012.

A hearing for Royal Oak Township has been scheduled for October 11, 2012. The bureau continues to work with the township toward a resolution.

Mr. Poke also provided status and activity updates for HBs 4561, 5582, 5583, 5587, 5898, 5948 and SBs 1098, 1279, 1325, and 1326. Current language for each can be viewed by visiting the Michigan Legislature's website.

The City of Muskegon has laid off their building department and has hired the services of SafeBuilt. Benzie County has also laid off their building department and has hired the services of AGS. This information was gathered through news reports as neither entity is required to inform the bureau.

Irvin also announced the department's new legislative liaison, Frank Waters.

5. PERFORMANCE EVALUATION REPORT

a) Texas Township - Document #12-46

Mr. Poke reported that the bureau conducted the Performance Evaluation on July 25 and August 9, 2012. The recommendations are outlined within the report and it is the recommendation of staff that the report be approved.

After discussion, Commissioner O'Neil moved to approve the Performance Evaluation Report of Texas Township and its recommendations. Commissioner Donaldson seconded the motion. **MOTION CARRIED.**

6. APPLICATIONS TO ADMINISTER AND ENFORCE

a) Village of Brooklyn - Document #12-45

Mr. Poke presented an Application to Administer and Enforce for the Village of Brooklyn. It is the recommendation of staff to deny this Application to Administer and Enforce.

Commissioner Lewis moved to deny the Village of Brooklyn's Application to Administer and Enforce. Commissioner Reno seconded the motion. **MOTION CARRIED.**

7. REPORT OF ASSISTANCE REQUESTS

Document #12-44

Mr. Lambert provided the Report of Assistance Requests to the commission for informational purposes.

8. **APPLICATIONS FOR PROGRAM APPROVAL**
Document #12-41 a-b

Mr. Lehman presented a list of continuing education program applications for approval. The programs were reviewed and found to be in compliance with the registration rules and it is the recommendation of staff that the programs be approved.

Commissioner Reno moved to approve the applications as submitted. Commissioner Jones seconded the motion. **MOTION CARRIED.**

9. **APPLICATIONS FOR INSTRUCTOR APPROVAL**
Document #12-42

Mr. Lehman presented a list of Instructors of Continuing Education Programs for approval. The applications were reviewed and found to be in compliance with the registration rules and it is the recommendation of staff that the applications be approved.

After discussion, Commissioner Lewis moved to approve the instructors. Commissioner O'Neil seconded the motion. **MOTION CARRIED.**

10. **1986, ACT 54 REGISTRATION APPLICANTS**
Document #12-43 a-e

Mr. Lehman presented a list of applications for registration as building officials, building inspectors, plan reviewers, electrical inspectors, and plumbing inspectors. It is the recommendation of staff that the individuals listed be approved.

Commissioner O'Neil moved to approve the applications as submitted. Commissioner Donaldson seconded the motion. **MOTION CARRIED.**

11. **RECOMMENDED PRODUCT APPROVALS**
a) Highland Tank (Plumbing) – Document #12-39

Mr. Konyndyk presented the Elevator Sump Pit Discharge Interceptor for installation and use in the State of Michigan. It is the recommendation of staff and the State Plumbing Board that this product be approved.

After discussion, Commissioner Baldwin moved to approve this product for installation and use in the State of Michigan subject to the conditions of use and installation. Commissioner Jones seconded the motion. **MOTION CARRIED.**

b) Viega LLC (Mechanical) – Document #12-40

Mr. Kalakay presented the MegaPressG for installation and use in the State of Michigan. It is the recommendation of staff and the State Board of Mechanical Rules that this product be approved.

After discussion, Commissioner Jagenberg moved to approve this product for installation and use in the State of Michigan subject to the conditions of use and installation. Commissioner Duffield seconded the motion. **MOTION CARRIED.**

12. CERTIFICATE OF ACCEPTABILITY

a) Modular Connections LLC – CA #538 – Document #12-47

Mr. Cordill presented a Certificate of Acceptability for approval of Modular Connections LLC as a Premanufactured Units Manufacturer.

After discussion, Commissioner O’Neil moved to approve the Certificate of Acceptability. Commissioner Reno seconded the motion. **MOTION CARRIED.**

13. PUBLIC COMMENT

Mr. Lynn Briggs, SMACNA, addressed the commission on his concerns regarding HB 4561. Mr. Lee Schwartz, HBAM, also addressed the commission on his concerns regarding HB 4561. Commissioner Papineau inquired as to the cost to the bureau for code session changes and Mr. Poke responded that he did not have the exact figures on hand but that the code books from ICC typically cost a total of \$95,000.

14. UNFINISHED BUSINESS

NONE

15. NEW BUSINESS

NONE

16. 2013 MEETING SCHEDULE – January 9, April 3, July 10, October 2

17. ADJOURNMENT

Commissioner Baldwin moved to adjourn the meeting at approximately 10:20 a.m. Commissioner Jones seconded the motion. **MOTION CARRIED.**

APPROVED:

Chairman, Construction Code Commission

Date



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF CONSTRUCTION CODES
IRVIN J. POKE
DIRECTOR

STEVEN H. HILFINGER
DIRECTOR

DOCUMENT #13-03

December 3 , 2012

TO: Members of the Construction Code Commission
FROM: Irvin J. Poke, AIA, Director
SUBJECT: Application for Approval to Administer and Enforce a Code

The following unit of government has submitted an application for approval to administer and enforce the Michigan code, along with an ordinance:

- 1. B-13-01 City of St. Ignace/Mackinac County**
Michigan Building Code
Inspector/Plan Reviewer: Brian P. Olsen (no registration number)
Currently state enforced

FINDINGS

1. The individual named as the City's building inspector is not currently registered as a code official or plan reviewer and has not submitted an application for inspector registration to the bureau.
2. There is no cost analysis provided to establish the fee charged for an hour of plan review.
3. There is no cost analysis provided to establish the fee charged for an hour of inspection.
4. There was no information regarding the method and analysis utilized to establish the fees charged for building code enforcement services provided to the public.
5. The City did not submit written sets of procedures or forms for plan reviews, permit issuance, field inspections, code violation and correction notices, or certificates of occupancy for review.

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6. The City did not provide any information relating to the establishment, procedures, fees, forms or the names and qualifications of the members of its Construction Board of Appeals.
7. The City's proposed application for a building permit form does not contain any information identifying the City of St. Ignace as the enforcing agency for building code enforcement.
8. The City did not provide a copy of its proposed building permit form for review.
9. The City did not provide a proposed building department budget or staffing information for review.
10. The City did not include information providing the days and hours of enforcing agency operation.
11. The City did not provide assurance that a complete library of codes and standards is available for use by its inspector and plan reviewer.

RECOMMENDATION: Due to concerns listed above regarding the City's Application to Administer and Enforce, staff recommends that the unit of government listed not be approved to administer and enforce the code.

IJP/ms



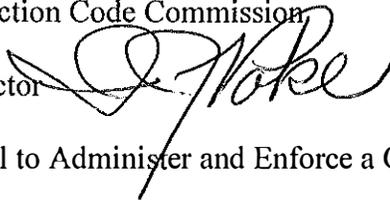
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IRVIN J. POKE
DIRECTOR

STEVEN H. HILFINGER
DIRECTOR

DOCUMENT #13-04

December 3, 2012

TO: Members of the Construction Code Commission
FROM: Irvin J. Poke, AIA, Director 
SUBJECT: Application for Approval to Administer and Enforce a Code

The following unit of government has submitted an application for approval to administer and enforce the Michigan code, along with an ordinance:

- P-13-01 Oshtemo Township/Kalamazoo County**
Michigan Plumbing Code
Inspector/Plan Reviewer: John Dobberteen (Registration No. 004925)
Currently state enforced

FINDINGS

1. There is no cost analysis provided to establish the fee charged for an hour of plan review.
2. There is no cost analysis provided to establish the fee charged for an hour of inspection.
3. There was no information regarding the method and analysis utilized to establish the fees charged for plumbing code enforcement services provided to the public.
4. There was no information provided relating to the Township's building department recordkeeping procedures.
5. The Township did not provide a copy of its plan review report for review.

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6. The Township did not provide a copy of its field inspection report form for review.
7. The Township did not provide information describing how permit holders would be notified of code violations upon the completion of an inspection.
8. The Township's Certificate of Occupancy form does not provide the building permit number, the name and address of the building owner, and does not identify the structure being located within Oshtemo Township upon the form.
9. The Township did not provide an ordinance containing the proper references to the Michigan Residential Code, the Michigan Energy Code and the Michigan Rehabilitation Code and other applicable laws and ordinances to be administered by the enforcing agency.

RECOMMENDATION: Due to concerns listed above regarding the Township's Application to Administer and Enforce, staff recommends that the unit of government listed not be approved to administer and enforce the code.

IJP/ms



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IRVIN J. POKE
DIRECTOR

STEVE ARWOOD
ACTING DIRECTOR

DOCUMENT #13-16

December 21, 2012

TO: Members of the Construction Code Commission

FROM: Michael Somers, Departmental Analyst
Office of Administrative Services 

SUBJECT: Rescinding Ordinance

The following unit of government has submitted a rescinding ordinance. The ordinance has been reviewed and found to be acceptable.

Almena Township/Van Buren County
Michigan Plumbing Code
Proposed Ordinance
Previously locally enforced, rescinding to the Bureau of Construction Codes.

RECOMMENDATION: It is the recommendation of staff that the Construction Code Commission accept the ordinance.

MS/hmc

Attachment

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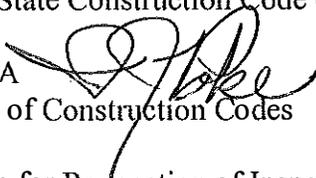
STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
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STEVEN H. HILFINGER
DIRECTOR

Document # 13-05

December 21, 2012

TO: Members of the State Construction Code Commission

FROM: Irvin J. Poke, AIA 
Director, Bureau of Construction Codes

SUBJECT: Recommendation for Revocation of Inspector Registration
Mohamad Mazen Al-Halabi
Mechanical Inspector – Plan Reviewer
(Registration No. 004918)

Background:

Mohamad Mazen Al-Halabi, licensed Mechanical Contractor No. 7111925 and registered Mechanical Inspector No. 004918, allegedly entered into an agreement with Bahjet Merhi to install new HVAC equipment and related ductwork and gas piping at Mr. Merhi's residence, 7319-21 Pinehurst, Dearborn, MI 48126. Ahmad A. Dbouk, mechanical contractor no. 7112539, obtained permit no. 11-5096 from the city of Dearborn for the mechanical work at 7319-21 Pinehurst. It is alleged that it was Mr. Al-Halabi who actually performed the mechanical work at 7319-21 Pinehurst and that he subsequently conducted the rough and final inspections on the mechanical work he had performed.

Following a complaint from the homeowner, the city of Dearborn investigated the allegations. The city forwarded its investigation findings to the bureau due to concerns that Mr. Al-Halabi had violated Section 10 (2) of the Building Official and Inspection Registration Act, 1986 PA 54, MCL 338.2310 (2), which states "an inspector shall not be permitted to inspect his or her own work in a governmental subdivision. . . ."

Chronology of Events:

On September 19, 2012, Rob Creamer, Building Official and Chief Inspector, City of Dearborn, provided the bureau with the results of an investigation he had completed into allegations of misconduct by the City's mechanical inspector, Mohamad Mazen Al-Halabi. Mr. Creamer's investigation was initiated as a result of a complaint filed by Mr. Bahjet Merhi, a homeowner,

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against Mohamad Mazen Al-Halabi, a registered mechanical code official employed at that time by the City of Dearborn and holder of a mechanical contractor license issued by the bureau.

Mr. Merhi provided the City of Dearborn with information and testimony that indicated Mr. Al-Halabi contracted for and physically performed work at his residence that he did not properly complete, performed work without proper permits and licensure, and performed and approved rough and final mechanical inspections on work that he, himself, had performed. Upon receiving Mr. Merhi's complaint, Mr. Creamer conducted his investigation and provided the information that follows.

On September 4, 2011, Mr. Bahjet Merhi accepted a proposal for installation of new HVAC equipment and related ductwork and gas piping at his residence located at 7321 Pinehurst, Dearborn, Michigan for \$11,000.00 from In & Out Energy Management Inc, a domestic profit corporation (ID No. 04048X) whose resident agent is recorded as Mazen Halabi [sic]. Mr. Merhi paid Mr. Al-Halabi \$11,000.00 in full prior to the start of work.

On September 16, 2011, Ainnad A. Dbouk, a mechanical contractor licensed by the Bureau of Construction Codes (License No. 7112539) applied for and was issued Mechanical Permit No. 11-5096 authorizing work to be performed at 7321 Pinehurst for Mr. Bahjet Merhi.

On November 18, 2011, the City of Dearborn's daily inspection log shows that Mr. Al-Halabi performed and approved a rough inspection at 7321 Pinehurst.

On November 21, 2011, the City of Dearborn's daily inspection log shows that Mr. Al-Halabi performed and approved a final inspection at 7321 Pinehurst.

On September 6, 2012, upon receiving the complaint from Mr. Merhi, the City of Dearborn conducted a mechanical complaint inspection at 7321 Pinehurst, Dearborn, Michigan. The City's inspection report details (7) separate violations of the mechanical code and (1) violation of the electrical code.

On September 19, 2012, Building Official Creamer terminated Mr. Al-Halabi's employment with the City of Dearborn because Mr. Al-Halabi contracted to perform work within the city in violation of his employment agreement with the city. Mr. Al-Halabi had previously received a written warning on November 12, 2002, regarding contracting for work within the governmental subdivision.

On September 24, 2012, the City of Dearborn provided the results of its investigation to the Bureau of Construction Codes for review and appropriate enforcement action.

Conclusion:

Based upon the results of the inspector misconduct investigation conducted by the City of Dearborn, the bureau has been provided information that a code official registered by the bureau conducted inspections upon work he had performed. The information, documents, and inspection reports contained within the investigation materials substantiate the allegations against Mohamad Mazen Al-Halabi of creating a violation of Section 10 (2) of the Building Official and Inspector Registration Act 1986 PA 54 MCL 338.2310(2).

Recommendation:

Section 9, 1986 PA 54, MCL 338.2309, states that the commission “may revoke or suspend the registration of any building official, plan reviewer, or inspector if there is sufficient evidence showing that the registered person has violated this act or rules promulgated pursuant to this act, in the performance of his or her duties. . . .” The bureau recommends that the Construction Code Commission revoke the inspector registration granted to Mohamad Mazen Al-Halabi for violating Section 10 (2) of 1986 PA 54, for conducting inspections upon work he himself has performed.

IJP/ms

cc: Rob Creamer, Building Official, City of Dearborn
Mohamad Mazen Al-Halabi



CITY OF DEARBORN

Home Town of Henry Ford

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
COMMERCIAL SERVICES DIVISION
BARRY S. MURRAY, DIRECTOR

RECEIVED

SEP 24 2012

JOHN B. "JACK" O'REILLY, JR.
MAYOR

OFFICE OF
ADMINISTRATIVE SERVICES

The following report was a result of a resident complaint about an inspector who performed work for him and did not complete his job properly.

Complainant:

Bahjet Merhi owner of 7319-21 Pinehurst (Duplex) Phone # 313-445-5525

Inspector in Question:

Mazen Al-Halabi Mechanical Inspector STATE REG.# 004918

Irregularities and Non-conformities:

- When asked who physically completed the work, the above noted owner replied "Mazen Al-Halabi, I thought he would do a good job cause he is a city inspector" I asked this question 3 times , with the same answer. Mazen is not allowed to work within the jurisdiction he inspects (Dearborn Policy)
- Mazen physically inspected his own work on 11-18-11 and 11-21-11. This violates State Act 54 Law, Rules and Regulations and must be reported to the State of Michigan.
- Mazen scheduled the inspections he performed on the AS 400 computer system by asking Herman McMillan to insert them into his day in the computer system. Mazen's day was already set up by Robert Bowers previously and those inspections were not on the daily log set up for him.
- The owner is filing an official State Complaint about Mazen and his company.
- Mazen worked under another contractor's permit, which was issued as a single family home, but the property was a duplex. Also 1 duct work system was indicated and 2 duct work systems were installed, inspected and approved by Mazen. More permit fees is owed on this permit.
- The mechanical company In & Out Energy Management Inc. is owned by Mazen and not a Licensed HVAC Contractor with the City of Dearborn Clerk's Office. This work was completed by a company that was not licensed per our City Ordinance.
- There was electrical work and gas line work performed by Mazen illegally with out a permit. This is a violation of State & Local Laws and Ordinances.
- There is a report completed by the mechanical inspectors (Attached) which outlines the repairs required to complete the work noted above.

Each of the above constitutes a separate and independent grounds for discharge. A review of Mazen Al-Halabi's records reveals no grounds for clemency.

Rob Creamer, Chief Inspector/Building Official
ECD Commercial Services
City of Dearborn

S. R. # 002552



In & Out ENERGY MANAGEMENT, INC.

HEATING & COOLING
Commercial & Residential
Refrigeration
Duct Fabrication
Restaurant Ventilation

PROPOSAL

(313) 218-6452
20507 Williamsburg St - Dearborn, MI - 48127

PROPOSAL SUBMITTED TO:

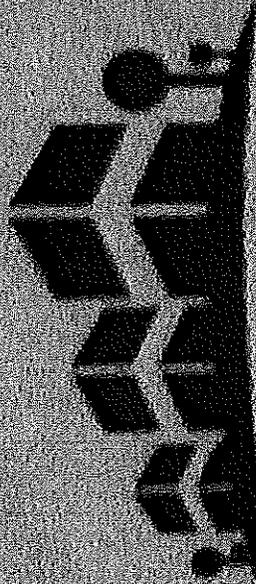
BAHART MERRY	
7321 Pin HURST	
Dearborn MI 48127	
The following proposal is submitted in accordance with the terms and conditions of the specification of	
Install one 75,000 BTU furnace	
and 1/2 ton air conditioning	
New duct work including return duct	
gas piping for the furnace and	
water	
Install one 10,000 BTU furnace	
and 1/2 ton air conditioning	
New duct work including return duct	
gas piping for the furnace and	
water	
Total cost of work to be performed is \$5,500.00	
for 151 hours work	
for total of 11000	
all work done by company	

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work, and completed in a substantial and finished manner for the sum of:

Five Thousand Dollars \$ 11,000.00

Payment to be made as follows: Deposit \$500.00, Remaining Balance Upon Completion \$ 5,500.00

U.S.A.



In & Out

ENERGY MANAGEMENT, INC.

HEATING & COOLING

Commercial & Residential

Refrigeration

Duct Fabrication

Restaurant Ventilation

PROPOSAL SUBMITTED TO

WORK TO

NAME	BAHARAT MERRILL
ADDRESS	7321 Pin Hely
CITY/STATE	Durham NC 27612
PHONE	
FAX	

all work made By Cassin

All material is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner.

Steven Thomsen (Della D)

Payment to be made as follows: Deposit \$500.00 Remaining Balance

I have the authority to make the above work and agree to make an outlined above. It is agreed that the maker will return this to the Government of materials furnished until final & complete payment is made. The maker shall have the right to remove same and the maker will be held harmless for any damages resulting from removal.

Authorized Signature

Note: This work

withdrawn by use of work

P.O. 10/1/11

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to proceed with the work outlined above.

Signature

9.4.11

Date of Acceptance

ASB



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CORPORATE ENTITY DETAILS

Searched for: IN AND OUT ENERGY MANAGEMENT INC.

ID Num: 04048X

Entity Name: IN AND OUT ENERGY MANAGEMENT INC.

Type of Entity: Domestic Profit Corporation

Resident Agent: MAZEN HALABI

Registered Office Address: 20507 WILLIAMSBURG RD DEARBORN HEIGHTS MI 48127

Mailing Address: MI

Formed Under Act Number(s): 284-1972

Incorporation/Qualification Date: 7-26-2011

Jurisdiction of Origin: MICHIGAN

Number of Shares: 60,000

Year of Most Recent Annual Report:

Year of Most Recent Annual Report With Officers & Directors:

Status: ACTIVE Date: Present

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CORPORATION DIVISION BUSINESS ENTITY SEARCH RESULTS

Entity Name	ID Number	Type
IN AND OUT CONSTRUCTION L.C.	B12935	Limited Liability Company
IN AND OUT ENERGY MANAGEMENT, INC.	04048X	Corporation
IN AND OUT EXPRESS LUBE, INC.	464348	Corporation
IN AND OUT INC.	228335	Corporation
IN AND OUT OIL CHANGE	336202	Assumed Name
IN AND OUT REMODELING, INC.	26020A	Corporation
IN AND OUT TRASH OUT, LLC	E34234	Limited Liability Company
IN AND OUT TRASH REMOVAL, LLC	E34234	Prior Name

[Previous Page](#)

Total Records: 48

[New Search](#)

Search results will contain corporations which were active in 1978 or filed after 1/1/1979; limited partnerships transferred to this agency from the county clerks on 1/1/1983 and limited partnerships filed with this office after 1/1/1983; limited liability companies filed with this office after 6/1/1993; railroad records transferred to this agency on 1/14/1994; name reservations and name registrations.

The new dynamic website is updated within minutes so Mich-Elf filings can be viewed after document is filed within 1 hour. Paper submitted documents that have been filed can be viewed within 48 hours after they are filed.

You will be able to view these records to determine agent, agent address, date of formation or qualification, and other general information about each entity.

Two or more corporations, limited partnerships, limited liability companies or other entities may assume the same name if in a joint venture or partnership, if the name is permissible for the entities involved. The assumed name certificate must list all entities which are using the same assumed name.

A type of 'Filing Pending' indicates a document was submitted with that name. Pending records remain on the system until two weeks after the document is filed or the file is closed. There is no detail to review for name reservations, name registrations or pending records.

Name reservations hold the name for a limited time for possible use by an entity. Name registrations are foreign profit corporations that are not doing business in Michigan and wish to register their name only. These registrations expire yearly unless renewed.

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CITY OF DEARBORN
 Permit & Plan Review Office
 Operator 313-943-2150/ Inspector 313-943-2416

FOR OFFICE USE ONLY
 Permit Number 11-5096
 Date 9-16-11
 Permit Clerk [Signature]

MECHANICAL (HVAC) PERMIT APPLICATION

2 Family Home

Permit Site Address: 7321 Pinehurst
 Type of Job: Single-Family Foreclosure Industrial New
 Two-Family Rehab/ PAD Business Other
 Business Name of Permit Site Address: _____
 Have plans been submitted? (See reverse side for plan review requirements.)
 Yes No Not Required
 Has a building permit been obtained for this project?
 Yes Master Building Permit #: _____ No N/A
 Property Owner Name / Telephone Number: BAHJET MERHI 445-5525
 Property Owner Address (if different from Site Address): _____
 Address: _____ City: _____ State: _____ Zip: _____
 Description of Work: Replacement

***This permit includes one (1) Rough Inspection and one (1) Final Inspection. Any additional inspections are subject to additional fees. *MINIMUM PERMIT FEE IS \$80 & ADMINISTRATIVE FEE IS \$40**

HEATING	FEES	No.	TOTAL	REFRIGERATION	FEES	No.	TOTAL
Heating System				Air Conditioning (Incl. Split system)			
Up to 75,000 BTU	\$48.00	2	86	Under 5 Tons (hp)	\$30.00	2	60
75,001 - 500,000 BTU	\$60.00			5 hp to 50 hp	\$50.00		
Over 500,000 BTU	\$90.00			50 hp to 100 hp	\$85.00		
				Over 100 hp	\$110.00		
Boiler				Compressor (each)			
Under 75,000	\$48.00			Under 5 tons	\$30.00		
Over 75,000	\$60.00			5 hp to 50 hp	\$50.00		
Water Heater	\$12.00			50 hp to 100 hp	\$85.00		
Humidifier	\$12.00			Over 100 hp	\$110.00		
Chimney (Factory built-installed separately)	\$30.00			Evaporator Coils			
Gas Piping with pressure test each opening (up to 1")	\$40.00			Under 5 tons	\$30.00		
Solid Fuel Equipment (Includes chimney)	\$25.00			5 hp to 50 hp	\$50.00		
				50 hp to 100 hp	\$85.00		
Prefab Fireplace	\$45.00			Over 100 hp	\$110.00		
Chimney Liner (one)	\$25.00			Stand Alone Duct Detector	\$15.00		
Commercial- All Piping with pressure test included - over 1"	Bid price: \$	1.2% of Bid Price: \$		FIRE PROTECTION (Separate Fire Protection System Permit Required)			
Commercial- Duct	Bid price: \$	1.2% of Bid Price: \$		FPS Permit #			
Residential New Duct System	\$45.00			Fire Suppression/ Protection HVAC Inspection (Hangers, rods, & piping)	\$72.00 Per Visit		
Residential Duct Alteration	\$25.00			Infrared Heaters			
Additional Inspection	\$30.00			Under 75,000	\$48.00		
Special/Safety Inspection (includes Certification Fee)	\$72.00			Over 75,000	\$60.00		
				Unit Heaters			
				Under 75,000	\$50.00		
				Over 75,000	\$60.00		
				Other Item(s):			
				Checks are made payable to "City of Dearborn"	TOTAL FEES \$241.00		

Applicant- Contractor/ Homeowner:
 Name: A. G. MAD. A. D. BROCK
 Address: 7422 Amboy St
 City, State, Zip Code: Dearborn MI 48127
 State License #: 7112539 Expiration Date: 08-31-2013
 City of Dearborn Registration #: 10-95859 Expiration Date: 8/31/13
 WORKER'S DISABILITY COMPENSATION INSURANCE CARRIER (or reason for exemption): _____
 EMPLOYER IDENTIFICATION NUMBER (or reason for exemption): _____ MESC EMPLOYER NUMBER (or reason for exemption): _____

AUTHORITY: P.A. 230 OF 1972, AS AMENDED
 COMPLETION: MANDATORY TO OBTAIN PERMIT
 PENALTY: PERMIT CANNOT BE ISSUED

I affirm that the information provided in this application and any accompanying drawings, which are a part of this application, is accurate. The acceptance of the permit shall constitute an agreement to abide by all codes and ordinances enforced by the City of Dearborn, Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subjected to civil fines.

Authorized signature: [Signature] Date: 09-17-2011
 Office/White Inspector/Canary Engineering-Assessor/Gold Applicant/Pink

Business control nbr . . : 48451
License number : 10 00095859
Pin number : 3842

Last activity:
Created: 07/26/10 by ORLEANS

Business name & address
AHMAD A DBOUK
1 OUT OF AREA
DEARBORN MI 48126

Mailing address
7423 AMBOY ST
DEARBORN HEIGHTS MI 48127

Classification : 98 MECHANICAL CONTRAC TOR REGISTRATION
Exemption applied :
License status, date . . . : ACTIVE 7/26/10
Appl, issue date : 7/26/10 7/26/10
Expiration, valid thru . . : 8/31/13 8/31/13

Date renewal printed . . . :
Date printed, reprinted . . : 7/26/10
Prior license : 08 00095859
Municipal code reference :

Press Enter to continue. More...
F3=Exit F5=Additional charges F6=Charges F7=Miscellaneous information
F9=Additional requirements F24=More keys

*Contractor WHO
PULLED PERMIT*

CITY of DEARBORN ~ BUILDING & SAFETY DEPT.

DAILY INSPECTION LOG

313-218 6452

NAME: Mazen Halabi

PHONE # 320-7110

DATE: 11-18-11

ADDRESS	PERMIT & TYPE	COMMENTS
8 A.M. Answer phone calls, e-mails and	schedule inspections/meetings till	9 A.M.
6119 Kendall	11-6314 TFR	710
7442 Anthony	11-6247 TFR	705
15033 - WARREN	11-5726 TFR	810
16601 Ford RD	11-6339 TFR	805
P.M.		
1520 Wyoming	11-5623 TFR	710
15		
1424 Ferney	11-6357 TFR	705
23201 Mich ADIE	11-4739 TFR	810
7321 Pinehurst	11-5096 TFR	705 ?
SCHEDULED BY MAZEN THAW HERMAN		
4 P.M. Answer phone calls, e-mails and	schedule inspections/meetings till	5 P.M.

OF INSPECTIONS :

INSPECTION TYPES:

RES. BLDGS.

COM./IND. BLDGS.

TOTAL NUMBER OF INSPECTIONS FOR THE DAY _____

Parcel Number : 82-10-054-33-023
Property address : 7321 PINEHURST
Appl, structure nbr : 11 00005096 000 000
Permit type, seq nbr : HC R 00 RESIDENTIAL HVAC PERMIT
Inspection type, seq nbr : 705 0001 HV ROUGH RESIDENTIAL
Inspection status, date : INSPECTION COMPLETED 11/18/11
Requested date, time, by : 11/18/11 HM
Override date, time, by :
User ID to request, result : MCMILLEN
Phone interface number : 2868778
Inspector assigned : MH ALHALABI MAZEN
Results status, date : APPROVED 11/18/11
Final inspection flag : N
Penalty amount : .00
Inspection request comments

Press Enter to continue.

F3=Exit F5=Land inq F7=Insp result comments F12=Cancel

CITY of DEARBORN ~ BUILDING & SAFETY DEPT.

DAILY INSPECTION LOG

313-2186452

NAME: Mazen Halabi

PHONE # 320-7110

DATE: 11-21-11

ADDRESS	PERMIT & TYPE	COMMENTS
8 A.M. Answer phone calls, e-mails and	schedule inspections/meetings till	9 A.M.
5832 scheffler	Re occ Comm	
5200 Curtis	11-6397 TIR	705
7311 Terres	11-6195 TIR	710
6119 Kendall	11-6314 CI	710
18900 Mich AVE	11-6400	805
P.M.		
23729 Mich AVE	11-6337 TIR	810
2321 Pinehurst	11-5096 TIR	810
	SCHEDULED BY MAZEN HALABI	
13112 Ford RD	11-1338 PR	HEENAN
4650 Greenfield	11-6277 PR	
6		
4 P.M. Answer phone calls, e-mails and	schedule inspections/meetings till	5 P.M.

OF INSPECTIONS :

INSPECTION TYPES:

RES. BLDGS.

COM./IND. BLDGS.

TOTAL NUMBER OF INSPECTIONS FOR THE DAY _____

Parcel Number : 82-10-054-33-023
Property address : 7321 PINEHURST
Appl, structure nbr : 11 00005096 000 000
Permit type, seq nbr : HC R 00 RESIDENTIAL HVAC PERMIT
Inspection type, seq nbr : 710 0001 HV FINAL RESIDENTIAL
Inspection status, date : INSPECTION COMPLETED 11/21/11
Requested date, time, by : 11/21/11 HM
Override date, time, by :
User ID to request, result : MCMILLEN
Phone interface number : ~~2869626~~
Inspector assigned : MH ALHALABI MAZEN
Results status, date : APPROVED 11/21/11
Final inspection flag : Y
Penalty amount : .00
Inspection request comments

Press Enter to continue.

F3=Exit F5=Land inq F7=Insp result comments F12=Cancel

Property address : 7321 PINEHURST
Parcel Number : 82-10-054-33-023
Application number : 11 00005096
Application type : ELEC/HVAC/PLUMB - RESIDENTIAL

Type options, press Enter.
1=Select

Opt	Str/Seq	Pmt/Seq	Inspection Type
-	000 000	HC R 00	HV ROUGH RESIDENTIAL
-	000 000	HC R 00	HV FINAL RESIDENTIAL

Seq	Insp	Result/Date
0001	MH	AP 11/18/11
0001	MH	AP 11/21/11

F3=Exit F11=View 2 F12=Cancel

ROUGH Bottom
Final
Inst. by Mazer

Property address : 7321 PINEHURST
Parcel Number : 82-10-054-33-023

Type options, press Enter.

2=Application inq 3=Structure inq 4=Permit inq 5=Inspection inq

Opt	Appl Nbr	Type	Stat	Date	Tenant Nbr/Name
→	11 00005096	EHPR	CL	9/16/11	HVAC
-	09 00001393	R HV	CL	4/27/09	
-	03 00003025	PLBG	CL	5/01/03	
-	98 00009705	CONC	CL	8/17/98	
-	98 00009704	O/S	CL	8/17/98	

*NO ELECTRICAL
PERMIT
APPLIED FOR*

F3=Exit F12=Cancel



CITY OF DEARBORN
Commercial/Residential Services Inspections

Permit No. 11-5096
Date 9/6/12

NOTICE OF VIOLATION

At. No. _____

By _____ Address 7321 PINEHURST

The Commercial/Residential Inspection Division has inspected the above address as required by law and find the following violations of the MICHIGAN MECHANICAL Code. Section _____

The following orders are issued for the corrections of these violations and must be complied with not later than 9/21/12 (14 DAYS)

- 1.) Post Abandon Chimney now used for GAS/ELEC/DRAIN LINES
- 2.) Install CONDENSATE PUMP ON BASEMENT FURNACE (TRIP HAZARD)
- 3.) Properly GROUND FLEX-GAS LINE PER MANUFACTURERS INSTRUCTIONS
- 4.) Install A WET SWITCH IN DRAIN PAN IN ATTIC
- 5.) Pull ADDITIONAL DUCT PERMIT! ONLY Pulled 1
- 6.) GAS PIPE PERMIT! REQUIRED WITH TEST!
- 7.) REMOVE DOOR TO DINING ROOM/NOOK ROOM OR INSTALL LID RETURN AIR IN UPSTAIRS APARTMENT!
8. PERMIT REQUIRED FOR 2 AC'S (ELECTRICAL)
 - a. NOTE AC'S ONLY PARTIALLY WIRED

Robert Powers / Al Parsons
Inspector Phone _____

Electrical Plumbing HVAC Building Part 91 Soil Erosion

WARNING: Damage or injury resulting from delay or failure to comply with this notice will be attributed to negligence on the part of the responsible party or parties.



WROTTER
BOX = unsealed mail

UNFINISHED WORK
ELECTRICAL WORK
A.C. FOR HOODS

Memo

To: Mazen Al-Halabi, Part Time HVAC Inspector

From: Rob Creamer, Chief Building Inspector, City of Dearborn 

CC: Dave Norwood, Director, Building & Safety
Anna Stoll, Human Resource Administrator

Date: 11/13/2002

Re: Working in the City of Dearborn while employed by the City of Dearborn

One of our field personnel has informed me that during an inspection, a business owner told him that you were to perform a heat cert. inspection on his property. I have discussed with you in the past that you could not work within the City limits during your off time, once you were employed here as a HVAC Inspector. This was a condition of your employment with our department. Sam Bouhanna has also reiterated this fact with you in just the past few weeks. Public perception of our department is a big issue with our new administration and conflicts of interest will not be tolerated.

After discussing this incident with you this morning and re-informing you of our rules and obligations, I do not feel that it is necessary to investigate this incident any further. Once again, I must inform you that all ties to any HVAC jobs in Dearborn whether past or present must be discontinued at once. Violating the above noted requirement may result in your termination of employment from the City of Dearborn Building and Safety Department as a Part Time HVAC Inspector.

Michigan Department of Licensing and Regulatory Affairs

Filing Endorsement

This is to Certify that the ARTICLES OF INCORPORATION - PROFIT

for

IN AND OUT ENERGY MANAGEMENT INC.

ID NUMBER: 04048X

received by facsimile transmission on July 25, 2011 is hereby endorsed

Filed on July 26, 2011 by the Administrator.

The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.



In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 26TH day of July, 2011.

A handwritten signature in black ink, appearing to read "A. Schefke".

Director

Bureau of Commercial Services

BCS/CO-500 (Rev. 05/10)

MICHIGAN DEPARTMENT OF ENERGY, LABOR & ECONOMIC GROWTH BUREAU OF COMMERCIAL SERVICES	
Date Received	(FOR BUREAU USE ONLY)
	This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.
Name IN AND OUT ENERGY MANAGEMENT INC	
Address 20507 WILLIAMSBURG RD	
City DEARBORN HEIGHTS	State MI ZIP Code 48127
Effective Date:	

Document will be returned to the name and address you enter above.
If left blank document will be mailed to the registered office.

ARTICLES OF INCORPORATION
For use by Domestic Profit Corporations
(Please read information and instructions on the last page)

Pursuant to the provisions of Act 284, Public Acts of 1972, the undersigned corporation executes the following Articles:

ARTICLE I

The name of the corporation is:

IN AND OUT ENERGY MANAGEMENT INC

ARTICLE II

The purpose or purposes for which the corporation is formed is to engage in any activity within the purposes for which corporations may be formed under the Business Corporation Act of Michigan.

ARTICLE III

The total authorized shares:

1. Common Shares 60000

Preferred Shares _____

2. A statement of all or any of the relative rights, preferences and limitations of the shares of each class is as follows:

ARTICLE IV

1. The name of the resident agent at the registered office is: MAZEN HALABI

2. The address of the registered office is:

20507 WILLIAMSBURG RD DEARBORN HEIGHTS , Michigan 48127-

(Street Address) (City) (ZIP Code)

3. The mailing address of the registered office, if different than above:

_____ , Michigan _____

(Street Address or P.O. Box) (City) (ZIP Code)

ARTICLE V

The name(s) and address(es) of the Incorporator(s) is(are) as follows:

Name	Residence or Business Address
MAZEN HALABI	20507 WILLIAMSBURG RD, DEARBORN HGTS, MI 48127

ARTICLE VI (Optional, Delete if not applicable)

When a compromise or arrangement or plan of reorganization of this corporation is proposed between this corporation and its creditors or any class of them or between this corporation and its shareholders or any class of them, a court of equity jurisdiction within the state, on application of this corporation or of a creditor or shareholder thereof, or an application of a receiver appointed for this corporation, may order a meeting of the creditors or class of creditors or of the shareholders or class of shareholders to be affected by the proposed compromise or arrangement or reorganization, to be sanctioned in such manner as the court directs, a majority in number representing 3/4 in value of the creditors or class of creditors, or of the shareholders or class of shareholders to be affected by the proposed compromise or arrangement or reorganization, agree to a compromise or arrangement or reorganization of this corporation as a consequence of the compromise or arrangement, the compromise or arrangement or the reorganization, if sanctioned by the court to which the application has been made, shall be binding on all the creditors or class of creditors, or on all the shareholders or class of shareholders and also on this corporation.

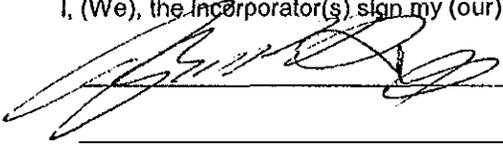
ARTICLE VII (Optional, Delete if not applicable)

Any action required or permitted by the Act to be taken at an annual or special meeting of shareholders may be taken without a meeting, without prior notice, and without a vote, if consents in writing, setting forth the action so taken, are signed by the holders of outstanding shares having not less than the minimum number of votes that would be necessary to authorize or take the action at a meeting at which all shares entitled to vote on the action were present and voted. A written consent shall bear the date of signature of the shareholder who signs the consent. Written consents are not effective to take corporate action unless within 60 days after the record date for determining shareholders entitled to express consent or to dissent from a proposal without a meeting, written consents dated not more than 10 days before the record date and signed by a sufficient number of shareholders to carry the action are delivered to the corporation. Delivery shall be to the corporation's registered office, its principal place of business, or an officer or agent of the corporation having custody of the minutes of the proceedings of its shareholders. Delivery made to the corporation's registered office shall be by hand or by certified or registered mail, return receipt requested.

Prompt notice of taking of the corporate action without a meeting by less than unanimous written consent shall be given to shareholders who would have been entitled to notice of the shareholder meeting if the action had been taken at a meeting and who have not consented to the action in writing. An electronic transmission consenting to an action must comply with Section 407(3).

Use space below for additional Articles or for continuation of previous Articles. Please identify any Article being continued or added. Attach additional pages if needed.

I, (We), the Incorporator(s) sign my (our) name(s) this 25th day of JULY, 2011.

A handwritten signature in black ink, appearing to be "John D. Smith", is written over the first horizontal line of the signature area.



RICK SNYDER
GOVERNOR

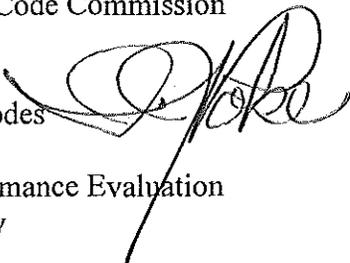
STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF CONSTRUCTION CODES
IRVIN J. POKE
DIRECTOR

STEVEN H. HILFINGER
DIRECTOR

Document No. 13-17

December 28, 2012

To: Members of the State Construction Code Commission

From: Irvin J. Poke, AIA
Director, Bureau of Construction Codes 

RE: Recommendation to Conduct Performance Evaluation
City of East Lansing/Ingham County

Enforcement Concerns:

On September 11, 2012, Lee Schwartz submitted a complaint on behalf of the Michigan Association of Home Builders alleging the City of East Lansing did not adequately enforce the Act and the codes in regard to the construction of the St. Anne Lofts project, a five story mixed use structure located at 213 Ann Street, East Lansing, Michigan.

On October 4, 2012, the bureau provided the City with a copy of the complaint and requested a written response along with copies of specific project file documentation. On October 22, 2012, the bureau received the City's response that included copies of the requested project file documentation. The following provides details of the bureau's review and the findings.

Plan Review Report

Based on the 2009 MBC, the five page plan review report (tab#1) cites (34) violations of the code that are identified by specific code sections. The report indicates that the project will be approved for the issuance of a building permit upon the receipt of a satisfactory response to the plan review findings. In their letter dated October 18, 2012 (tab #2), the City indicates that the fifth floor area as a component of the building shell was approved for construction purposes. However, the fifth floor area did not receive zoning approval until after the plan review report was completed.

Providing for Michigan's Safety in the Built Environment

Foundation Permit

Building Permit No. PB110430 (tab #3) was issued to City Construction on December 14, 2011, for foundation construction with (6) stipulated conditions listed upon the permit form. The City performed (9) footing inspections and (8) foundation wall inspections. The final foundation inspection was performed and approved on May 10, 2012.

Building Permit

Building Permit No. PB120115 (tab #4) was issued to City Construction on May 11, 2012, for a new four story mixed use structure with (5) stipulated conditions listed upon the permit form. The permit form also includes (2) notes from the building official indicating (1) does not include penthouse construction and (2) all entrances must be barrier free.

Complete Inspection History

The project inspection history (tab #5) documents the performance of (141) code inspections for the St. Anne Lofts project. Each inspection is identified by type of inspection performed, date and time the inspection was started and completed, and identifies the inspector performing the inspection. The results from each inspection is provided along with comments and code violation details from observations made during each of the inspections. The inspection history thoroughly documents the City's inspection process utilized for the project.

Temporary Certificates of Use and Occupancy

Document No. T120003 (tab #6) allows the occupancy of the residential portion of the five story mixed use building (classification R-2 3B construction type) with specific conditions and notes included upon the certificate.

Final Certificate of Occupancy

Document No. OF 120023 (tab #7), signed and issued October 18, 2012, allows the occupancy of the five story mixed use building and certifies that compliance to the requirements of the 2009 MBC, MEC, MMC, and MPC is achieved. The City's certificate of use and occupancy form lacks the design occupancy load and whether an automatic sprinkler system is required or provided.

CHRONOLOGY OF EVENTS

December 14, 2011, the City issues a building permit for foundation work. The City begins performing footing inspections on January 6, 2012. There are (9) footing inspections recorded as performed. On January 11, 2012, the City begins performing foundation wall inspections. There are (8) foundation wall inspections recorded as performed.

February 16, 2012, developer submits a full set of plans to City. The plans as drawn require more time than normal to review to verify compliance with the codes.

March 2, the City issues an extensive plan review report/correction letter (tab #1) citing (34) violations and informs the architect that a building permit will only be issued upon receipt of a satisfactory response to the plan review report. The same day, the City performs a plan review inspection and disapproves the inspection.

April 9, City inspectors report that above-ground construction has begun. The same day, the City records a special inspection and the inspection notes indicate that a (24) hour notice of intent to stop work (tab #8) is delivered to the contractor for not having approved plans.

April 26, the developer submits revised plans. The architect submits a request for approval. City inspectors report that steel had already been set for (4) stories and vertical members for the fifth story were visible at this point in time (tab #9).

May 7, a plan review of the resubmitted plans is completed and approved by the City.

May 11, building permit (No. PB 120155) is issued. Permit does not include fifth floor penthouse as planning commission approval for this area had not be granted yet.

May 23, the City's Planning Commission votes to recommend the City Council approve the developers modified site plan and special use permit application to construct the fifth floor penthouse at its next City Council meeting July 10.

June 5, a rough building inspection is performed and the inspector's notes describe the current stage of 5th floor construction which is indicated was ordered to stop construction except to make weather-tight. Contractor tells inspector approval for penthouse is being sought and assures no more work will proceed beyond making area weather-tight. (tab #10)

June 6, the City sends letter to developer reinforcing verbal agreement that no work on penthouse may proceed. An Order to Stop Work is prepared but is not issued based upon the contractor's assurance that work on fifth floor area would voluntarily stop. (tab #11)

June 18, a special inspection is performed to investigate a collapse of the fourth floor onto the first floor. City advises that a structural engineer will have to evaluate before repairs are started. Two reports provided by engineering firms indicate that overloaded materials caused the collapse. (tab #12)

June 26, the City issues an Order to Stop Work to the contractor for failure to stop work on the fifth floor area. (tab #13)

June 29, the City terminates its building official.

July 24, the City issues Uniform Law Citation No. 75477 (tab #14) to the contractor for violating Section 23 (1) (b) of 1972 PA 230 for knowingly constructing or building a structure or building in violation of a condition of a building permit. City Council approves the fifth floor plans. (tab #15)

October 18, the Certificate of Occupancy is issued. (tab #7)

CONCLUSION

Project Enforcement Issues:

- The contractor began work prior to the issuance of the building permit.
- The contractor was issued an order to stop work on April 9. However, inspectors reported that steel had already been set for (4) stories and vertical members for the fifth story was visible prior to this point in time.
- The revised plans were submitted on April 26 and were approved on May 7. The building permit was issued on May 11. A second order to stop work is prepared on June 6 but is not officially issued until June 27 to address the fifth floor construction.
- A municipal civil infraction is issued to the contractor on July 24 for construction in violation of the building permit.
- The bureau finds the City's plan review function clearly describes violations identified upon the plans by specific code section. The City's application for a building permit and building permit forms are in compliance. The recordkeeping functions including the inspection history accurately documents the City's inspection process and provides specific details for each inspection conducted. From a procedural and recordkeeping perspective, the City appears to be in substantial compliance on these issues. However, there appears to have been a lack of proper attention given to the City's procedures, policies and practices in regard to the issuance of an order to show cause, an order to stop work, and the related subsequent enforcement actions. Based upon the findings, the bureau believes a review of the City's administrative duties related to these specific functions is necessary.

Members of the Construction Code Commission
Page 5
December 28, 2012

Recommendation:

In accordance with 1972 PA 230, Section 9b (1) MCL 125.1509b (1), the bureau recommends that the Construction Code Commission grant permission to conduct a performance evaluation of the subject enforcing agency.

IJP/ms

Cc: George Lahanas, City Manager, City of East Lansing
Marie McKenna, Clerk, City of East Lansing
Tim Dempsey, Director, East Lansing Planning and Building
Lee Schwartz, Michigan Association of Home Builders



CITY OF EAST LANSING
The Home of Michigan State University

March 2, 2012

Russell L. Peabody
The Peabody Group
4740 Marsh Road
Okemos, MI 48864

COPY

Re: St. Anne Mixed Use Development
213 Ann St.

Dear Mr. Peabody:

This 5-story mixed use development has been reviewed to the 2009 Michigan Building Code and is tentatively classified as a mixed A-2/R-2/M use and a 3A construction type. Upon receipt of a satisfactory response to this plan review, the project will be approved for issuance of the building permit.

Building Code Review

1. **MBC 107.2.1 CONSTRUCTION DOCUMENTS.** This project is required to be designed using the 2009 edition of the Michigan Building Code. The Project Data on Sheet T1.1 references the 2006 code.
2. **MBC 302.1 OCCUPANCY CLASSIFICATION.** The Project Data on Sheet T1.1 classifies this building as an R-2 and B use. In the event that the first floor tenant spaces end up as a restaurant and/or retail establishments, compliance with the codes based on those uses would be required for the construction of this building. Those uses of the tenant spaces are not a B use. Please indicate on the plans the uses for which this building is to be reviewed at this time, whether it is your intent to have it classified as a mixed use R-2 and B, or whether it is to be classified also as an A-2 restaurant and M mercantile use. When the use of the tenant spaces is determined for the sake of this plan review, the Project Data will need to be updated to the uses for which this building is to be reviewed and classified.
3. **MBC 508 MIXED USE AND OCCUPANCY.** Indicate on the plans whether this building is designed as a separated or non-separated occupancy group building.
4. **MBC TABLE 602.** The fire-resistance ratings of all exterior walls having a fire separation distance of less than 5 feet shall comply with Table 602 for the proposed occupancy groups once the occupancy groups are determined.

410 Abbot Road
East Lansing, MI 48823

(517) 337-1731
Fax (517) 337-1559
www.cityofeastlansing.com

COPY

5. MBC TABLE 601. The fire-resistance ratings for building elements shall comply with Table 601 for a Type 3A building. The Project Data on Sheet T1.1 does not show correct fire-resistance ratings for a Type 3A building.
6. MBC 107.2.1 CONSTRUCTION DOCUMENTS. The source of code sections cited in the Project Data is unknown. The code sections and language do not correspond with the 2006 or the 2009 Michigan Building Code. Provide correct code sections for the 2009 code based on the proposed use of this building.
7. MBC 107.2.1 CONSTRUCTION DOCUMENTS. Provide two (2) complete sets of signed and sealed documents which are accurate throughout based on the revisions to the building design. The most recent sets of plans submitted did not include the electrical plans.
8. MBC 1704 SPECIAL INSPECTIONS. Provide information indicating compliance with Section 1704 for special inspections during construction on the types of work listed in this code section.
9. MBC 1704.1.1 STATEMENT OF SPECIAL INSPECTIONS. Submit a statement of special inspections prepared by the registered designed professional in responsible charge in accordance with Section 107.1.
10. MBC 1704.1.2 REPORT REQUIREMENT. Special inspectors shall furnish inspection reports to the building official and to the registered designed professional in responsible charge.
11. MBC 1011.1 ILLUMINATED EXIT SIGNS. Provide illuminated EXIT signs above the doors entering Stairway #1 on the third and fourth floor.
12. MBC 1011.3 – TACTILE EXIT SIGNS. Provide tactile exit signs complying with ICC/ANSI A117.1 adjacent to each exit stairway entrance and at each exit discharge.
13. MBC 1109.2 – VERTICAL GRAB BARS. The vertical grab bars at accessible water closets shall be mounted in the locations specified in ICC/ANSI A117.1, Section 604.5.1. The detail on Sheet C1.2 shows no dimensions for the mounting location or a length of the grab bar.
14. MBC 1109.2 – SIGNAGE MOUNTING HEIGHT. Accessible signage shall be mounted at the heights specified in ICC/ANSI A117.1, Section 703.3.10. One detail on Sheet C1.2 indicates 60” minimum and a second detail shows a height of 60” minimum/96” maximum. Both details are violations of the code.
15. MBC 107.2.1 CONSTRUCTION DOCUMENTS. The details on Sheet C1.1 for typical floor systems note the systems are fire tested for a 2-hour rating. Identify the testing agency and numbers for this assembly that has approved them for a 2-hour rating.

COPY

16. MBC 1022.7 DISCHARGE IDENTIFICATION. A stairway shall not continue below its level of exit discharge unless an approved barrier is provided to prevent persons from unintentionally continuing into the level below. Provide an approved barrier at the level of exit discharge.
17. MBC 2204.1 WELDING. The details of design, workmanship and technique for welding, inspection of welding and qualification of welding operators shall conform to the requirements of specifications listed in Sections 2205, 2206, 2207, 2209 and 2210. Special inspection of welding shall be provided in accordance with Section 1704. Reference Detail 1 on Sheet A5.3, Details 1, 2 & 8 on Sheet 5.4, Detail 7 & 8 on Sheet A5.5. Provide engineering on the steel angles serving as a brick ledge, specifications on the connections and/or welding and the size of the steel angles.
18. MBC 107.2.1 CONSTRUCTION DOCUMENTS. Reference Detail 6 on Sheet A5.4. Detail shall indicate support details of wood roof truss bearing and attachment on elevator enclosure wall. Provide the omitted title of the detail.
19. MBC 107.2.1 CONSTRUCTION DOCUMENTS. Details on Sheets A5.2 through A5.5 shall indicate method of attaching and support of the metal studs at the exterior walls to the structure.
20. MBC 107.2.1 CONSTRUCTION DOCUMENTS. Reference Detail 3 on Sheet A5.4. It is labeled as WINDOW DETAILS and the notes reference window details, but the drawing is of an exterior wall beam and support detail. Provide a corrected detail.
21. MBC 107.2.1 CONSTRUCTION DOCUMENTS. Reference Detail 5 on Sheet A5.5. The detail is labeled as TYP. VENT STACK DETAIL, but the drawing is of an exterior wall floor truss bearing detail. Provide a corrected detail. NOTE: Several details are mislabeled. Detail 7 on Sheet A5.5 is not a FLOOR DETAIL AT STAIRWELL. Detail 6 on Sheet A5.5 is not a SHAFT DETAIL AT ROOF. Detail 8 on Sheet A5.5 is not a TYP. VENT STACK DETAIL. Detail 7 on Sheet A5.4 is not a ROOF TO FLOOR DETAIL. Label all details correctly.
22. MBC 1109.2.1 ASSISTED-USE TOILET ROOM. An assisted-use toilet room in the ground floor tenant space proposed as a restaurant will be required if the required number of aggregate water closets for the occupancy is 6 or more. The tenant space currently shows an aggregate total of 6 water closets provided.
23. MBC 1107.6.2.1.1 TYPE A ACCESSIBLE DWELLING UNITS. Provide wall elevations/details to indicate compliance for the Type A accessible dwelling units.
24. MBC 1107.6.2.1.2 TYPE B ACCESSIBLE DWELLING UNITS. All apartment units other than the two Type A accessible units provided shall be designed as Type B accessible units. Provide wall elevations/details to indicate compliance for the Type B accessible dwelling units.

COPY

25. MBC 1110.2 DIRECTIONAL SIGNAGE. Provide accessible signage identified by the International Symbol of Accessibility at the building elements identified in Sections 1110.2 and 1110.3.
26. MBC 1008.1.1 SIZE OF DOORS. The side-hinged swinging bathroom doors within each dwelling unit shall provide a minimum 32" clear opening. Type B unit doors within the unit shall provide a minimum 31.75" clear opening in accordance with Exception 8. Plans show 32" bathroom doors. Only Door 235 is indicated as a 36" door. Side-hinged swinging bathroom doors shall provide latch side clearances on the pull side in accordance with ICC/ANSI A117.1, Section 404.
27. MBC 709.4 FIRE PARTITION CONTINUITY. The exception noted on Sheet T1.1 for fire partition continuity does not apply. Fireblocking or draftstopping is required at partition lines of a 5-story R-2 building.
28. MBC 1606.2 DESIGN DEAD LOADS. The plans shall indicate an accurate design dead load for what is identified for balconies on Sheet T1.1. There are exterior patios in this building and a 10 p.s.f. design dead load is insufficient for an exterior patio with a raised stone paver floor system. Provide accurate design dead loads.
29. MBC 1107.2 TYPE A ACCESSIBLE UNITS. Provide plans and interior elevations which show that apartment units 3 & 4 comply with the requirements for Type A accessible units. The floor plans and interior elevations provided are of all of the other units of the same layout with are not Type A. Compliance will be reviewed for the two Type A units when those plans are received. All other apartment units in the building shall show compliance with the requirements for Type B units.
30. MBC 1008.1.1 POCKET DOORS. Pocket doors installed as permitted within the Type A dwelling units shall provide a minimum 32" clear opening, and a minimum 31.75" clear opening in Type B units. With the doors installed correctly with the door latching hardware exposed for accessibility requirements and not fully recessed into the wall when open, a 32" pocket door will not provide a minimum 32" clear opening. The sliding glass door accessing the patio in Units 11 and 22 shall provide a minimum 31.75" clear opening. The door schedule indicates a 62.5" door width for door 309, which includes the inactive panel of the door and that width will not provide the minimum required door opening clearance.
31. MBC 1107.2 TYPE A ACCESSIBLE UNIT LAUNDRY EQUIPMENT. Stacked washer/dryer units in Type A accessible units do not comply with the maximum 35" height requirement for front-loading stacked units.
32. MBC 1107.2 KITCHEN CLEARANCE. The clearance between all opposing base cabinets, countertops, appliances, or walls within Type A and Type B units shall be 40" minimum in accordance with ICC/ANSI A117.1, Section 1003.12.1.1 and 1004.12.1.1.

COPY

March 2, 2012

33. MBC 907.2.10.1.2 SMOKE ALARMS. Provide a smoke alarm in the living area immediately outside of the sleeping room in Unit Type #3. Sheet E2.4 shows smoke alarms only in the sleeping rooms.
34. MBC 907.1.1 FIRE ALARM AND DETECTION SYSTEMS. Provide construction documents for the fire alarm system for review and approval. No construction documents have been submitted which the fire alarm and detection system, other than the smoke alarm locations indicated on the electrical documents.

Please feel free to contact this office for further information or clarification 319-6803.

Sincerely,

James R. Hoffman
Code Enforcement

cc: City Construction



CITY OF EAST LANSING
The Home of Michigan State University

RECEIVED

October 18, 2012

OCT 22 2012

OFFICE OF
ADMINISTRATIVE SERVICES

Mr. Michael Somers
Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
P.O. Box 30254
Lansing, MI 48909

RE: BCC Complaint No. LG 12-0616

Dear Mr. Somers:

This letter is in response to your letter dated October 4, 2012 and postmarked October 8, 2012. The responses to the five questions are below and the requested information is included as a series of attachments.

410 Abbot Road
East Lansing, MI 48823

(517) 337-1731
Fax (517) 337-1559
www.cityofeastlansing.com

1. Yes, the City did require the developer to submit plans of sufficient clarity for proper plan review prior to issuance of the foundation system. Please find the attached a) plan review report (Attachment A), b) foundation permit (Attachment B), and c) related inspection reports (Attachment C). Please note that the inspection reports are all inclusive and in reverse chronological order with the headings indicating inspection type. The foundation inspections are found in the later pages.
2. Yes, the City did require the developer to submit plans of sufficient clarity in order to perform a proper plan review prior to issuance of a building permit. Please find the attached a) building plan review report (Attachment A), b) building permit (Attachment D), and c) related inspection reports (Attachment C).
3. Yes, the City did require the developer to submit plans of sufficient clarity for the fifth floor area in order to perform a proper plan review prior to issuance of a building permit. As a point of clarification, the fifth floor plans, for the building shell only, were part of the original plan review as requested in #2 above. While approved for construction purposes, the fifth floor was not approved from a zoning perspective until after the plan review was completed. Please find the attached a) plan review report (Attachment A), b) building permit (Attachment D), and c) related inspection reports (Attachment C).

4. Yes, the City performed and approved the inspections required by the code prior to the issuance of a Certificate of Use and Occupancy. Please find the attached a) detailed list of all the inspections performed (Attachment C), and b) certificates of occupancy (Attachment E).

If you have questions regarding these responses or any of the attached information, you may contact Tim Dempsey, Director of the Department of Planning, Building, and Development at (517) 319-6864 or tdempsey@cityofeastlansing.com.

Sincerely,



George Lahanas
City Manager

cc: Tim Dempsey, Department of Planning, Building, and Development

RECEIVED

OCT 22 2012

OFFICE OF
ADMINISTRATIVE SERVICES

CITY OF EAST LANSING

Building Permit No: PB110430

Building Department
Phone: (517) 319-6871

410 ABBOTT RD
Fax: (517) 319-6926

East Lansing, Michigan 48823

213 ANN ST Location
33-20-02-18-137-005
EAST LANSING 48823

ST ANNE LLC Owner
110 E ALLEGAN ST
LANSING MI 48933
(517) 371 2200

Issued: 12/14/11
Const value \$150,000
Zoning: B3 Const. type
**PLEASE CALL (517) 319-6803
FOR AN INSPECTION 24 HOURS IN ADVANCE**

CITY CONSTRUCTION Contractor
4045 BARDEN SE Ph# (616) 281 6171
GRAND RAPIDS MI 49512

Work Description: POST"

NOTE: APPROVAL IS FOR FOUNDATION ONLY

Stipulations:

- OF-VAL PRIOR TO A SIGNED AGREEMENT FOR AN ENCROACHMENT.
- (2) SPECIAL INSPECTION OF SCREW PILINGS, CONCRETE AND STEEL IS REQUIRED AND ELECTRONIC REPORT SUBMITTED TO CENC.
- (3) APPROVAL MAY BE REVOKED SHOULD SUBSEQUENT SUBMISSIONS SHOW FOUNDATIONS ARE NOT ADEQUATE.
- (4) MUST COMPLY WITH THE 2009 EDITION-1 THE MICHIGAN BUILDING CODE.
- (5) MAINTAIN SAFETY FENCING AROUND THE BUILDING SITE

Permit Item	Work Type	Fee Basis	Item Total
4 NC Value \$100K-\$500K	New Const	150,000.00	\$1,642.00

Fee Total: \$1,642.00
Amount Paid: \$1,642.00

Building Inspector: Jim Hoffman

Balance Due: \$0.00

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that this permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced, and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code.
I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge.
This permit does not waive the requirements of any subdivision or deed restriction on the property.

Payment of permit fee constitutes acceptance of the above terms.

Building Permit | PB110430

PROPERTY INFORMATION

33-20-02-18-137-005 213 ANN ST Subdi
EAST LANSING MI, 48823 Lot: Block:

NAME INFORMATION

Owner: ST ANNE LLC Phone: (517) 371 2200
Occupant: Phone:
Applicant: CITY CONSTRUCTION Phone: (616) 281 6171
Contractor: CITY CONSTRUCTION Phone: (616) 281 6171
Licensee: CITY CONSTRUCTION Phone: (616) 281 6171
License Issue 12/12/2011
License Expir 05/31/2013

PERMIT INFORMATION

Date Issued: 12/14/2011 Date Expires 12/24/2012 Status: **FINALED**

Work Description:

NEW (4) FOUR STORY BUILDING ON THE FORMER SITE OF "THE POST"

NOTE: APPROVAL IS FOR FOUNDATION ONLY

Stipulations:

- (1) NO WORK IS ALLOWED TO BE INSTALLED IN ANY CITY RIGHT-OF-WAY PRIOR TO A SIGNED AGREEMENT FOR ANY ENCROACHMENT.
- (2) SPECIAL INSPECTION OF SCREW PILINGS, CONCRETE AND STEEL IS REQUIRED AND ELECTRONIC REPORT SUBMITTED TO CENC.
- (3) APPROVAL MAY BE REVOKED SHOULD SUBSEQUENT SUBMISSIONS SHOW FOUNDATIONS ARE NOT ADEQUATE.
- (4) MUST COMPLY WITH THE 2009 EDITION-1 THE MICHIGAN BUILDING CODE.
- (5) MAINTAIN SAFETY FENCING AROUND THE BUILDING SITE.
- (6) APPROVAL IS FOR FOUNDATION ONLY.

Comment:

FEE INFORMATION

New Const 4 NC Value \$100K-\$500K 150,000.00 1,642.00

PERMIT INFORMATION

PROGRESS Inspection | JIM HOFFMAN

Status Completed Result: Partially Approved

Scheduled: 05/10/2012 02:30 PM Completed: 05/11/2012 12:00 AM

FINALED

Status Completed Result: Partially Approved

Scheduled: 05/10/2012 02:30 PM Completed: 05/11/2012 12:00 AM

CITY OF EAST LANSING

Building Permit No: PB120115

Building Department
Phone: (517) 319-6871

410 ABBOTT RD
Fax: (517) 319-6926

East Lansing, Michigan 48823

213 ANN ST 33-20-02-18-137-005 EAST LANSING 48823 Location	ST ANNE LLC 110 E ALLEGAN ST LANSING MI 48933 (517) 371 2200 Owner
Issued: 05/11/12 Const value \$3,050,000 Zoning: B3 Const. typ 3B PLEASE CALL (517) 319-6803 FOR AN INSPECTION 24 HOURS IN ADVANCE	CITY CONSTRUCTION 4045 BARDEN SE Ph# (616) 281 6171 GRAND RAPIDS MI 49512 Contractor

Work Description: NEW FOUR STORY MIXED USED BUILDING ON THE FORMER SITE OF THE POST

NOTE: PER HOWARD ASCH (CENC DEPT)
 (1) DOES NOT INCLUDE PENTHOUSE CONSTRUCTION
 (2) ALL ENTRANCES MUST BE BARRIER FREE

Stipulations: TEMPORARY CERTIFICATE OF OCCUPANCY
 NOTE: (30 DAYS) LETTER DATED AUGUST 15, 2012-EXPIRES SEPTEMBER 14, 2012

1. MBC 1011.3. SIGNAGE. Provide tactile exit signage which includes Braille at each door to an egress stairway, exit passageway and exit discharge.
2. MBC 1022.6. FLOOR IDENTIFICATION SIGNS. Provide a sign at each floor landing in the exit enclosures designating the floor level. Signs shall also state the story of, and the direction to, the exit discharge and the availability of roof access from the enclosure for the fire department.
3. MBC 1503.2. ROOF FLASHING. Flashing shall be provided, installed in such a manner so as to prevent moisture entering the wall and roof at the 5th floor.
4. MBC 1110. SIGNAGE. Provide accessible signage at each apartment unit identifying the apartment number, which includes tactile lettering and Braille.
5. MBC 1203.4. VENTILATION. Openable windows shall be provide insect screens.

NOTE: ITEMS 1 THROUGH 5 COMPLETED AS OF SEPTEMBER 14, 2012

NOTE:

Permit Item	Work Type	Fee Basis	Item Total
Plan Review Fee	Standard Item	20,455.00	\$1,022.75
		Fee Total:	\$21,477.75
		Amount Paid:	\$21,477.75
Building Inspector: <i>Jim Hoffman</i>		Balance Due:	\$0.00

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that this permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced; and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code.

I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge.

This permit does not waive the requirements of any subdivision or deed restriction on the property.

Payment of permit fee constitutes acceptance of the above terms.

Project Inspection History

Commercial New Construction Permit | JCNC120022

Property Information

33-20-02-18-137-005 213 ANN ST Subdivision:
EAST LANSING MI, 48823 Lot: Block:

Name Information

Owner: ST ANNE LLC Phone: (517) 371 2200
Occupant: Phone:
Applicant: Phone:
Architect: Phone:

Project Information

Date Started: 04/24/2012 Date Finished: Status: 5 Item(s) Pending

Description:

Commercial New Construction

FINAL Basement per Gerry Inspection | JOHN GROSS

Status: Completed Result: Approved
Scheduled: 10/09/2012 03:00 PM Completed: 10/09/2012 12:00 AM

UNDERGROUND Inspection | NATE FOLTZ

Status: Scheduled Result:
Scheduled: 10/03/2012 02:30 PM Completed:

FINAL Inspection | SCOTT WEAVER

Status: Completed Result: Approved
Scheduled: 10/03/2012 08:30 AM Completed: 10/03/2012 12:00 AM

FINAL Inspection | SCOTT WEAVER

Status: Completed Result: Partially Approved
Scheduled: 10/02/2012 12:30 PM Completed: 10/02/2012 12:00 AM

Comments:

Provide the hood for wire connection or provide a box and cover.

FINAL Inspection | JIM HOFFMAN

Status: Completed Result: Locked Out
Scheduled: 10/01/2012 11:30 AM Completed: 10/01/2012 12:00 AM

Comments:

Scheduling Comment Tenant lounge kitchen.

UNDERGROUND Inspection | JOHN GROSS

Status: Completed Result: Partially Approved
Scheduled: 10/01/2012 07:30 AM Completed: 10/02/2012 12:00 AM

FINAL Bsmt Inspection | JOHN GROSS

Status: Completed Result: Approved
Scheduled: 09/24/2012 01:30 PM Completed: 09/24/2012 12:00 AM

FINAL Bsmt Inspection | JOHN GROSS

Status: Completed Result: Disapproved
Scheduled: 09/24/2012 01:30 PM Completed: 09/24/2012 12:00 AM

Project Inspection History

FINAL Bsmt Inspection | JOHN GROSS

Status: Completed Result: Disapproved
Scheduled: 09/24/2012 01:30 PM Completed: 09/24/2012 12:00 AM

FINAL BUILDING Inspection | JIM HOFFMAN

Status: Completed Result: Partially Approved
Scheduled: 09/21/2012 01:00 PM Completed: 09/24/2012 12:00 AM

Comments:

Final Items

1. Basement
2. Roof Hatch
3. Window Screens

Toilet Room Provide grab bars at basement toilet room.

FINAL Basement Inspection | JOHN GROSS

Status: Completed Result: Disapproved
Scheduled: 09/21/2012 01:00 PM Completed: 09/21/2012 12:00 AM

FINAL Bsmt & First Inspection | JOHN GROSS

Status: Completed Result: Disapproved
Scheduled: 09/19/2012 10:59 AM Completed: 09/19/2012 12:00 AM

Comments:

seal around duct Seal around duct out of elect room in basement

FINAL-SCREENS Inspection | JIM HOFFMAN

Status: Completed Result: Partially Approved
Scheduled: 09/14/2012 09:30 AM Completed: 09/14/2012 12:00 AM

PROGRESS-BASEMENT Inspection | JIM HOFFMAN

Status: Completed Result: Disapproved
Scheduled: 09/14/2012 09:30 AM Completed: 09/14/2012 12:00 AM

Comments:

Partial Basemnt CO

1. Not all MOE lights are working.
2. Provide door lever hardware, not knobs.
3. Blocking open of basement stairway doors.
4. Stair gate on first floor landing of north stairway needs to close on its own.
5. Cover still on fire alarm smoke detectors.
6. Trash in delivery area near small dumpster.
7. Door closers needed on room doors in basement.

PROGRESS Inspection | JIM HOFFMAN

Status: Completed Result: Approved
Scheduled: 09/11/2012 02:30 PM Completed: 09/11/2012 12:00 AM

Comments:

Plaza Plaza footings and foundation walls in front of St. Anne under construction. No building permit required. Egress from south stairway from exit discharge currently being maintained with adjacent plaza construction.

ROUGH Inspection | SCOTT WEAVER

Status: Completed Result: Approved
Scheduled: 09/07/2012 04:00 PM Completed: 09/07/2012 12:00 AM

PROGRESS Inspection | JIM HOFFMAN

Project Inspection History

Status: Completed Result: Partially Approved
Scheduled: 09/06/2012 11:30 AM Completed: 09/07/2012 12:00 AM

Comments:

Violations

1. Accessible interior signage provided in accordance with MBC.
2. Elevator door timing corrected.
3. Roof flashing provided at top of exterior wall.
4. Window screens not installed yet.
5. Stairway exit enclosure doors propped open by contractors on site. Emailed issue to Fire Marshal to inquire if this would be permitted by him.

SPECIAL Inspection | SCOTT WEAVER

Status: Completed Result: Partially Approved
Scheduled: 09/05/2012 10:00 AM Completed: 09/05/2012 12:00 AM

Comments:

Review progress.
Dry walling exterior walls
Installing roof hatch
Roof access from 5th floor is installed
Basement is in the paint process
Soil borings being started

SPECIAL Inspection | JIM HOFFMAN

Status: Completed Result: Disapproved
Scheduled: 08/30/2012 10:30 AM Completed: 08/31/2012 12:00 AM

Comments:

Elevator Check elevator door opening timing.

Violations

1. Repair elevator door reopening timing.
2. Remove or rebuild according to code the front pedestrian covered walkway.
3. Workers cannot prop open basement stairway enclosure doors.

FINAL Inspection | SCOTT WEAVER

Status: Completed Result: Partially Approved
Scheduled: 08/27/2012 12:00 PM Completed: 08/27/2012 12:00 AM

Comments:

Review Plaza

FINAL Inspection | SCOTT WEAVER

Status: Completed Result: Approved
Scheduled: 08/27/2012 12:00 PM Completed: 08/27/2012 12:00 AM

FINAL Inspection | SCOTT WEAVER

Status: Completed Result: Partially Approved
Scheduled: 08/23/2012 01:00 PM Completed: 08/23/2012 12:00 AM

Comments:

Walk thru for alarm and lighting additions due to the elevator not having the capacity to lock out the basement and 5th floor resulting in secured corridors

FINAL BUILDING Inspection | JIM HOFFMAN

Status: Completed Result: Approved
Scheduled: 08/23/2012 01:00 PM Completed: 08/23/2012 12:00 AM

FINAL BUILDING Inspection | JIM HOFFMAN

Status: Completed Result: Approved
Scheduled: 08/23/2012 01:00 PM Completed: 08/23/2012 12:00 AM

Project Inspection History

FINAL BUILDING Inspection | JIM HOFFMAN

Status: Completed Result: Partially Approved
Scheduled: 08/23/2012 01:00 PM Completed: 08/23/2012 12:00 AM

FINAL Inspection | JOHN GROSS

Status: Completed Result: Partially Approved
Scheduled: 08/23/2012 10:00 AM Completed: 08/23/2012 12:00 AM

FINAL Inspection | JOHN GROSS

Status: Completed Result: Partially Approved
Scheduled: 08/23/2012 10:00 AM Completed: 08/23/2012 12:00 AM

Comments:

apts only

FINAL Apts Inspection | JOHN GROSS

Status: Completed Result: Approved
Scheduled: 08/23/2012 10:00 AM Completed: 08/23/2012 12:00 AM

PROGRESS Inspection | JIM HOFFMAN

Status: Completed Result: Partially Approved
Scheduled: 08/22/2012 11:30 AM Completed: 08/22/2012 12:00 AM

ROUGH BUILDING Inspection | JIM HOFFMAN

Status: Completed Result: Approved
Scheduled: 08/22/2012 11:00 AM Completed: 08/23/2012 12:00 AM

FINAL Inspection | SCOTT WEAVER

Status: Completed Result: Partially Approved
Scheduled: 08/17/2012 01:00 PM Completed: 08/17/2012 12:00 AM

Comments:

OK for temp occ to be issued, permit is open for continuation of build out in the basement.
Access to basement is for construction personal only, doors to be locked when no one is on site

FINAL Inspection | JIM HOFFMAN

Status: Completed Result: Partially Approved
Scheduled: 08/17/2012 11:00 AM Completed: 08/22/2012 12:00 AM

PROGRESS Inspection | JIM HOFFMAN

Status: Completed Result: Disapproved
Scheduled: 08/15/2012 11:00 AM Completed: 08/15/2012 12:00 AM

Comments:

Barrier Free A Units Not constructed as barrier free.

FINAL Inspection | SCOTT WEAVER

Status: Completed Result: Partially Approved
Scheduled: 08/15/2012 10:00 AM Completed: 08/15/2012 12:00 AM

Comments:

Project Inspection History

1. Protect exposed wiring in SW corner of apartments in the SW corner between the supporting column and the wall.
2. Provide missing fixture glass
3. Reprogram the alarm so as no to notify the entire building when the individual unit smoke detectors are set off

PROGRESS Inspection | JIM HOFFMAN

Status:	Completed	Result:	Approved
Scheduled:	08/14/2012 10:30 AM	Completed:	08/15/2012 12:00 AM

ROUGH Basemenet Ceiling Inspection | SCOTT WEAVER

Status:	Completed	Result:	Approved
Scheduled:	08/14/2012 08:00 AM	Completed:	08/14/2012 12:00 AM

PROGRESS Inspection | JIM HOFFMAN

Status:	Completed	Result:	Approved
Scheduled:	08/08/2012 11:00 AM	Completed:	08/09/2012 12:00 AM

FINAL Inspection | JOHN GROSS

Status:	Completed	Result:	Disapproved
Scheduled:	08/08/2012 10:00 AM	Completed:	07/10/2012 12:00 AM

Comments:

4th floor H & C reversed on tub faucets

FINAL ALARM Inspection | SCOTT WEAVER

Status:	Completed	Result:	Not Ready
Scheduled:	08/08/2012 09:00 AM	Completed:	08/08/2012 12:00 AM

Comments:

Sprinkler system not finished

SPECIAL Inspection | JIM HOFFMAN

Status:	Completed	Result:	Partially Approved
Scheduled:	08/03/2012 01:30 PM	Completed:	08/03/2012 12:00 AM

Comments:

Signs 1. Provide illuminated exit signs at the stairway enclosure entrances at the south stairway. Previously cited in plan review.

Fire Separation 1-hour protection needed on exposed wood on 1st floor ceiling.

PROGRESS Inspection | JIM HOFFMAN

Status:	Completed	Result:	Approved
Scheduled:	08/02/2012 01:45 PM	Completed:	08/02/2012 12:00 AM

Comments:

Commercial Ceiling Fred informed me that no additional framing is required in ceiling of 2nd floor commercial space/floor of residential exterior patio based on no additional loads yet. When commercial equipment is determined, it will be determined at that time if additional framing is required and will be installed if needed.

FINAL Inspection | SCOTT WEAVER

Status:	Completed	Result:	Partially Approved
Scheduled:	08/01/2012 01:00 PM	Completed:	08/01/2012 12:00 AM

Comments:

Start the final inspections for the CofO

PROGRESS Inspection | JIM HOFFMAN

Status:	Completed	Result:	Approved
Scheduled:	08/01/2012 11:00 AM	Completed:	08/01/2012 12:00 AM

Project Inspection History

SPECIAL-MECH CLNG Inspection | JIM HOFFMAN

Status: Completed Result: Approved
 Scheduled: 07/30/2012 02:00 PM Completed: 07/05/2012 12:00 AM

Comments:

Violations
 1. Level of exit discharge stair gates blocking exit door when open.
 2. Stair enclosure at 5th floor requires 2-hour protection on both sides of wood stud wall as well as the support for the stair landing.

SPECIAL Inspection | SCOTT WEAVER

Status: Completed Result: Not Ready
 Scheduled: 07/30/2012 02:00 PM Completed: 07/30/2012 12:00 AM

Comments:

Review firestopping in mechanical room w/ Kris, Fred, Mallory, Jerry R, Jim H, John G. Fred will supply information for final approval of material and application

SPECIAL Inspection | SCOTT WEAVER

Status: Completed Result: Approved
 Scheduled: 07/25/2012 11:00 AM Completed: 07/25/2012 12:00 AM

Comments:

1. Review requirements for CoFO

PROGRESS Inspection | JIM HOFFMAN

Status: Completed Result: Partially Approved
 Scheduled: 07/25/2012 11:00 AM Completed: 07/25/2012 12:00 AM

Comments:

VIOLATIONS
 1. Check truss bearing length at beam in 1st floor ceiling between elevator shaft and north stairway enclosure.
 2. Add bolt to double 2x supporting trusses at north stairway enclosure, NW corner. Inspection req'd before covering.

SPECIAL Inspection | SCOTT WEAVER

Status: Completed Result: Approved
 Scheduled: 07/24/2012 12:00 PM Completed: 07/24/2012 12:00 AM

Comments:

Walk Thru

PROGRESS-5TH FLOOR Inspection | JIM HOFFMAN

Status: Completed Result: Approved
 Scheduled: 07/24/2012 11:00 AM Completed: 07/24/2012 12:00 AM

PROGRESS Inspection | JIM HOFFMAN

Status: Completed Result: Partially Approved
 Scheduled: 07/18/2012 11:00 AM Completed: 07/19/2012 12:00 AM

Comments:

Violations
 Informed Fred that the stair enclosure is required to be completed on the 5th floor prior to any occupancy permit; some insulation was not installed at building perimeter; joist hangers installed with incorrect fasteners.

SPECIAL Inspection | JOHN GROSS

Status: Completed Result: Approved
 Scheduled: 07/18/2012 11:00 AM Completed: 07/18/2012 12:00 AM

SPECIAL Inspection | SCOTT WEAVER

Status: Completed Result: Approved
 Scheduled: 07/17/2012 11:00 AM Completed: 07/17/2012 12:00 AM

Project Inspection History

Comments:

Walk thru

ROUGH last 2 units Inspection | SCOTT WEAVER

Status:	Completed	Result:	Partially Approved
Scheduled:	07/12/2012 03:00 PM	Completed:	07/16/2012 12:00 AM

ROUGH Inspection | SCOTT WEAVER

Status:	Completed	Result:	Approved
Scheduled:	07/12/2012 03:00 PM	Completed:	07/16/2012 12:00 AM

Comments:

1. All residential units have a tough approval and the corridors from the 2nd floor to the 4th floor

ROUGH Dryer Vent BBA Inspection | JOHN GROSS

Status:	Completed	Result:	Approved
Scheduled:	07/11/2012 04:30 PM	Completed:	07/11/2012 12:00 AM

Comments:

BBA Dryer vents allowed as installed per BBA approval 7/11/12

ROUGH open area Inspection | JOHN GROSS

Status:	Completed	Result:	Approved
Scheduled:	07/11/2012 11:00 AM	Completed:	07/11/2012 12:00 AM

ROUGH last 2 units Inspection | SCOTT WEAVER

Status:	Completed	Result:	Not Ready
Scheduled:	07/11/2012 11:00 AM	Completed:	07/16/2012 12:00 AM

SPECIAL-REPAIR Inspection | JIM HOFFMAN

Status:	Completed	Result:	Approved
Scheduled:	07/11/2012 11:00 AM	Completed:	07/12/2012 12:00 AM

PROGRESS Inspection | JIM HOFFMAN

Status:	Completed	Result:	Approved
Scheduled:	07/11/2012 11:00 AM	Completed:	07/12/2012 12:00 AM

SPECIAL-ENG REPORT Inspection | JIM HOFFMAN

Status:	Completed	Result:	Approved
Scheduled:	07/10/2012 02:00 PM	Completed:	07/11/2012 12:00 AM

SPECIAL Inspection | SCOTT WEAVER

Status:	Completed	Result:	Approved
Scheduled:	07/09/2012 01:30 PM	Completed:	07/09/2012 12:00 AM

Comments:

No change

FINAL Storm underground Inspection | JOHN GROSS

Status:	Completed	Result:	Approved
Scheduled:	07/06/2012 01:00 PM	Completed:	07/06/2012 12:00 AM

Project Inspection History

ROUGH Inspection | JOHN GROSS

Status: Completed Result: Approved
Scheduled: 07/05/2012 01:30 PM Completed: 07/05/2012 12:00 AM

ROUGH sw corner units each fl Inspection | JOHN GROSS

Status: Completed Result: Approved
Scheduled: 07/05/2012 11:30 AM Completed: 07/06/2012 12:00 AM

PROGRESS Inspection | JIM HOFFMAN

Status: Completed Result: Approved
Scheduled: 07/05/2012 11:00 AM Completed: 07/06/2012 12:00 AM

SPECIAL-PROGRESSS Inspection | JIM HOFFMAN

Status: Completed Result: Approved
Scheduled: 07/03/2012 03:00 PM Completed: 07/05/2012 12:00 AM

Comments:

Fire Caulking Informed Fred to fire caulk penetrations above lay in tile ceiling grid prior to installing ceiling tiles.

ROUGH 4th fl repairs fire Inspection | JOHN GROSS

Status: Completed Result: Approved
Scheduled: 07/02/2012 11:30 AM Completed: 07/02/2012 12:00 AM

ROUGH BUILDING Inspection | JIM HOFFMAN

Status: Completed Result: Approved
Scheduled: 06/28/2012 03:00 PM Completed: 06/29/2012 12:00 AM

Comments:

Rough 210, 301, 401

Damage repair ROUGH 2,3,& 4 Me Inspection | JOHN GROSS

Status: Completed Result: Partially Approved
Scheduled: 06/27/2012 12:00 PM Completed: 06/27/2012 12:00 AM

Comments:

Dryer vent issue

Damage repair ROUGH 2,3,& 4th Inspection | JOHN GROSS

Status: Completed Result: Approved
Scheduled: 06/27/2012 11:30 AM Completed: 06/27/2012 12:00 AM

ROUGH South end East units 2-4 Inspection | SCOTT WEAVER

Status: Completed Result: Partially Approved
Scheduled: 06/27/2012 11:00 AM Completed: 06/27/2012 12:00 AM

PROGRESS Inspection | JIM HOFFMAN

Status: Completed Result: Approved
Scheduled: 06/27/2012 11:00 AM Completed: 06/27/2012 12:00 AM

Comments:

Rough Replace studs where cut from plumbing installation.

Project Inspection History

Damage repair ROUGH 2,3 & 4th Inspection | JOHN GROSS

Status: Completed Result: Approved
Scheduled: 06/27/2012 11:00 AM Completed: 06/27/2012 12:00 AM

SPECIAL Inspection | SCOTT WEAVER

Status: Completed Result: Partially Approved
Scheduled: 06/26/2012 09:30 AM Completed: 06/26/2012 12:00 AM

Comments:

1. Walk thru

All reconstruction appears to be complete for the 2nd 3rd and fourth floor, no repairs started for the basement / 1st floor

SPECIAL Inspection | SCOTT WEAVER

Status: Completed Result: Approved
Scheduled: 06/26/2012 08:00 AM Completed: 06/26/2012 12:00 AM

Comments:

Walk thru

SPECIAL Inspection | HOWARD ASCH

Status: Completed Result: Disapproved
Scheduled: 06/26/2012 08:00 AM Completed: 06/26/2012 02:49 PM

Violations:

Uncorrected

Steel for brick support being installed in violation of agreement that only work necessary to prevent weather damage to the construction below would be performed. Notice of stop work issued and hand delivered to Fred.

PROGRESS Inspection | JIM HOFFMAN

Status: Completed Result: Approved
Scheduled: 06/21/2012 01:45 PM Completed: 06/22/2012 12:00 AM

Comments:

Penetrations Firecaulk drywall penetrations above newly-added dropped ceilings.

SPECIAL Inspection | HOWARD ASCH

Status: Completed Result: Approved
Scheduled: 06/20/2012 08:00 AM Completed: 06/20/2012 03:05 PM

Comments:

Delivered letter requiring permit for reconstruction and engineering report.

SPECIAL Inspection | SCOTT WEAVER

Status: Completed Result: Disapproved
Scheduled: 06/19/2012 08:30 AM Completed: 06/19/2012 12:00 AM

Comments:

1. Walk thru with the Fire Marshall, noticed the basement ceiling had deflected downward approx 6".
2. Various areas will need wiring replaced, discussed with electrical contractor

INVESTIGATION-COLLAPSE Inspection | JIM HOFFMAN

Status: Completed Result: Disapproved
Scheduled: 06/18/2012 01:15 PM Completed: 06/19/2012 12:00 AM

SPECIAL Walk Thru Inspection | SCOTT WEAVER

Status: Completed Result: Disapproved
Scheduled: 06/18/2012 01:00 PM Completed: 06/18/2012 12:00 AM

Comments:

Project Inspection History

1. 4th floor had collapsed just prior to my arrival, notified the Building Official and the Fire Marshall.

SPECIAL Inspection | HOWARD ASCH

Status: Completed Result: Approved
Scheduled: 06/18/2012 08:00 AM Completed: 06/20/2012 03:02 PM

Comments:

Investigated reported collapse of floors. Over loaded 4th floor collapsed to first floor. Advised structural engineer will have to evaluate before repairs begin. No one injured.

4th FI ROUGH Inspection | JOHN GROSS

Status: Completed Result: Partially Approved
Scheduled: 06/15/2012 12:00 PM Completed: 06/15/2012 12:00 AM

4th fl ROUGH Inspection | JOHN GROSS

Status: Completed Result: Approved
Scheduled: 06/15/2012 12:00 PM Completed: 06/15/2012 12:00 AM

ROUGH BUILDING, 4TH FLOOR Inspection | JIM HOFFMAN

Status: Completed Result: Approved
Scheduled: 06/15/2012 11:30 AM Completed: 06/19/2012 12:00 AM

Comments:

5th Floor Photos attaches are of current stage of 5th floor which was ordered to stop construction except to make weather-tight.

ROUGH BUILDING, 4TH FLR Inspection | JIM HOFFMAN

Status: Completed Result: Disapproved
Scheduled: 06/14/2012 03:30 PM Completed: 06/15/2012 12:00 AM

Comments:

Violations

1. Fire caulk remaining top plate penetrations.
2. Provide a lid on vertical enclosed spaces.
3. Apply fix to insufficient truss bearing surface.
4. Tighten all steel beam top plate bolts.

ROUGH 4th Floor Inspection | SCOTT WEAVER

Status: Completed Result: Partially Approved
Scheduled: 06/13/2012 11:00 AM Completed: 06/13/2012 12:00 AM

Comments:

Excluding the south east and west spaces open to the south exposure, no exterior wall

4th floor ROUGH Inspection | JOHN GROSS

Status: Completed Result: Disapproved
Scheduled: 06/13/2012 11:00 AM Completed: 06/13/2012 12:00 AM

4th fl ROUGH Inspection | JOHN GROSS

Status: Completed Result: Approved
Scheduled: 06/13/2012 11:00 AM Completed: 06/13/2012 12:00 AM

SPECIAL Inspection | SCOTT WEAVER

Status: Completed Result: Approved
Scheduled: 06/08/2012 08:00 AM Completed: 06/08/2012 12:00 AM

Comments:

Review with ATT and A/C electric the entry location for phone

Project Inspection History

3rd fl ROUGH Inspection | JOHN GROSS

Status: Completed Result: Partially Approved
Scheduled: 06/06/2012 11:30 AM Completed: 06/13/2012 12:00 AM

3rd fl ROUGH Inspection | JOHN GROSS

Status: Completed Result: Approved
Scheduled: 06/06/2012 11:00 AM Completed: 06/13/2012 12:00 AM

3rd Fl ROUGH Inspection | JOHN GROSS

Status: Completed Result: Approved
Scheduled: 06/06/2012 11:00 AM Completed: 06/06/2012 12:00 AM

ROUGH 3rd floor Inspection | SCOTT WEAVER

Status: Completed Result: Partially Approved
Scheduled: 06/06/2012 11:00 AM Completed: 06/07/2012 12:00 AM

Comments:

Excluding the south east and west spaces open to the south exposure, no exterior wall

ROUGH BUILDING, 3RD FLR Inspection | JIM HOFFMAN

Status: Completed Result: Partially Approved
Scheduled: 06/06/2012 11:00 AM Completed: 06/07/2012 12:00 AM

Comments:

Rough

1. Fire caulk remaining top plate penetrations.
2. Provide a lid on vertical enclosed spaces.
3. Apply fix to insufficient truss bearing surface.

PROGRESS Inspection | JIM HOFFMAN

Status: Completed Result: Approved
Scheduled: 06/06/2012 11:00 AM Completed: 06/07/2012 12:00 AM

SPECIAL Inspection | SCOTT WEAVER

Status: Completed Result: Approved
Scheduled: 06/05/2012 12:30 PM Completed: 06/07/2012 12:00 AM

Comments:

Walk thru

SPECIAL Inspection | SCOTT WEAVER

Status: Completed Result: Disapproved
Scheduled: 06/01/2012 12:30 PM Completed: 06/07/2012 12:00 AM

Comments:

1. Water (from rain) was coming in the building effecting the insulation and the drywall. Notified the building official

ROUGH 2nd floor Inspection | SCOTT WEAVER

Status: Completed Result: Partially Approved
Scheduled: 05/31/2012 01:30 PM Completed: 05/31/2012 12:00 AM

Comments:

Excluding the south east and west units exposed the weather, no exterior wall

2nd floor ROUGH Inspection | JOHN GROSS

Status: Completed Result: Approved
Scheduled: 05/30/2012 11:30 AM Completed: 06/13/2012 12:00 AM

Project Inspection History

PROGRESS Inspection | JIM HOFFMAN

Status: Completed Result: Approved
Scheduled: 05/30/2012 11:00 AM Completed: 05/30/2012 12:00 AM

SPECIAL Inspection | SCOTT WEAVER

Status: Completed Result: Approved
Scheduled: 05/30/2012 11:00 AM Completed: 05/31/2012 12:00 AM

Comments:

Walk Thru

FIREBLOCKING Inspection | JIM HOFFMAN

Status: Completed Result: Not Ready
Scheduled: 05/30/2012 08:30 AM Completed: 05/30/2012 12:00 AM

ROUGH 2nd fdloor Inspection | JOHN GROSS

Status: Completed Result: Approved
Scheduled: 05/29/2012 09:00 AM Completed: 05/29/2012 12:00 AM

PROGRESS Inspection | JIM HOFFMAN

Status: Completed Result: Approved
Scheduled: 05/23/2012 11:00 AM Completed: 05/24/2012 12:00 AM

SPECIAL Inspection | SCOTT WEAVER

Status: Completed Result: Approved
Scheduled: 05/23/2012 11:00 AM Completed: 05/23/2012 12:00 AM

Comments:

Walk thru

2nd fl ROUGH Inspection | JOHN GROSS

Status: Completed Result: Partially Approved
Scheduled: 05/23/2012 11:00 AM Completed: 06/13/2012 12:00 AM

Comments:

See attached Dryer vent not approved as supplied.

PROGRESS Inspection | JIM HOFFMAN

Status: Completed Result: Approved
Scheduled: 05/16/2012 10:30 AM Completed: 05/23/2012 12:00 AM

SPECIAL Inspection | SCOTT WEAVER

Status: Completed Result: Approved
Scheduled: 05/16/2012 10:30 AM Completed: 05/16/2012 12:00 AM

Comments:

Walk Thru

SPECIAL Inspection | SCOTT WEAVER

Status: Completed Result: Approved
Scheduled: 05/11/2012 09:30 AM Completed: 05/11/2012 12:00 AM

Comments:

Project Inspection History

Walk thru

PROGRESS Inspection | JIM HOFFMAN

Status: Completed Result: Partially Approved
Scheduled: 05/10/2012 02:30 PM Completed: 05/11/2012 12:00 AM

Comments:

Bolts Informed Fred of 3/8" bolts used instead of specified 1/2".. He indicated engineer will provide revised spec.

SPECIAL Inspection | JIM HOFFMAN

Status: Completed Result: Not Ready
Scheduled: 05/10/2012 10:00 AM Completed: 05/10/2012 12:00 AM

Comments:

Scheduling Comment 3/8" Bolts

PROGRESS Inspection | JIM HOFFMAN

Status: Completed Result: Partially Approved
Scheduled: 05/09/2012 01:30 PM Completed: 05/09/2012 12:00 AM

Comments:

Bolting Informed Fred of missing bolts in structural frame connections.

PLAN REVIEW Inspection | JIM HOFFMAN

Status: Completed Result: Approved
Scheduled: 05/07/2012 01:00 PM Completed: 05/08/2012 12:00 AM

PRE-CONSTRUCTION Inspection | HOWARD ASCH

Status: Completed Result: Approved
Scheduled: 05/04/2012 10:00 AM Completed: 05/04/2012 11:02 AM

PROGRESS Inspection | JIM HOFFMAN

Status: Completed Result: Approved
Scheduled: 04/24/2012 10:30 AM Completed: 04/25/2012 12:00 AM

UNDERGROUND Inspection | JOHN GROSS

Status: Completed Result: Approved
Scheduled: 04/19/2012 03:00 PM Completed: 04/19/2012 12:00 AM

SPECIAL Inspection | HOWARD ASCH

Status: Completed Result: Approved
Scheduled: 04/09/2012 09:00 AM Completed: 04/09/2012 02:46 PM

Comments:

Delivered 24 hour intent to stop work notices for not having approved plans. Discussed with Fred the process and indicated we needed to see progress.

FOUNDATION Inspection | JIM HOFFMAN

Status: Completed Result: Approved
Scheduled: 03/21/2012 01:00 PM Completed: 03/22/2012 12:00 AM

Comments:

Scheduling Comment Core grouting.

FOOTING Inspection | JIM HOFFMAN

Status: Completed Result: Approved

Project Inspection History

Scheduled: 03/13/2012 12:30 PM

Completed: 03/13/2012 12:00 AM

Comments:

South Wall

FOOTING, REDESIGN Inspection | JIM HOFFMAN

Status: Completed

Result: Approved

Scheduled: 03/07/2012 12:30 PM

Completed: 03/08/2012 12:00 AM

PLAN REVIEW Inspection | JIM HOFFMAN

Status: Completed

Result: Disapproved

Scheduled: 03/02/2012 10:00 AM

Completed: 03/02/2012 12:00 AM

STATUS Inspection | JIM HOFFMAN

Status: Completed

Result: Approved

Scheduled: 02/17/2012 10:30 AM

Completed: 03/07/2012 12:00 AM

FOUNDATION Inspection | JIM HOFFMAN

Status: Completed

Result: Approved

Scheduled: 02/14/2012 11:30 AM

Completed: 02/14/2012 12:00 AM

Comments:

Grade Beam Form for last section of grade beam on west side of building.

FOUNDATION WALL Inspection | JIM HOFFMAN

Status: Completed

Result: Approved

Scheduled: 02/10/2012 11:00 AM

Completed: 02/13/2012 12:00 AM

FOUNDATION WALL Inspection | JIM HOFFMAN

Status: Completed

Result: Approved

Scheduled: 02/06/2012 11:00 AM

Completed: 02/09/2012 12:00 AM

Comments:

Walls North/south interior foundation walls.

FOUNDATION PROGRESS Inspection | JIM HOFFMAN

Status: Completed

Result: Approved

Scheduled: 02/03/2012 10:30 AM

Completed: 02/03/2012 12:00 AM

FOUNDATION WALL Inspection | JIM HOFFMAN

Status: Completed

Result: Approved

Scheduled: 01/30/2012 09:00 AM

Completed: 01/30/2012 12:00 AM

Comments:

Reinforcement Move reinforcement in at south exterior wall to provide one & one half inches clearance from the exterior face of the wall.

FOOTING Inspection | HOWARD ASCH

Status: Completed

Result: Approved

Scheduled: 01/24/2012 02:30 PM

Completed: 06/27/2012 04:52 PM

FOOTING Inspection | JIM HOFFMAN

Status: Completed

Result: Approved

Project Inspection History

Scheduled: 01/20/2012 03:45 PM

Completed: 01/24/2012 12:00 AM

FOOTING Inspection | JIM HOFFMAN

Status: Completed

Result: Not Ready

Scheduled: 01/20/2012 01:30 PM

Completed: 01/24/2012 12:00 AM

Comments:

Scheduling Comment INTERIOR PAD FOOTING

FOUNDATION WALL Inspection | JIM HOFFMAN

Status: Completed

Result: Approved

Scheduled: 01/18/2012 12:45 PM

Completed: 01/18/2012 12:00 AM

Comments:

Scheduling Comment South and half of west wall.

FOOTING Inspection | JIM HOFFMAN

Status: Completed

Result: Approved

Scheduled: 01/13/2012 09:30 AM

Completed: 01/13/2012 12:00 AM

Comments:

Scheduling Comment Interior footing #1, south side.

Footing Inspection | JIM HOFFMAN

Status: Completed

Result: Approved

Scheduled: 01/12/2012 12:00 PM

Completed: 01/13/2012 12:00 AM

Comments:

Scheduling Comment Southwest corner.

Footing Inspection | JIM HOFFMAN

Status: Completed

Result: Not Ready

Scheduled: 01/12/2012 10:30 AM

Completed: 01/12/2012 12:00 AM

Comments:

Scheduling Comment Southwest corner.

Footing Inspection | HOWARD ASCH

Status: Completed

Result: Approved

Scheduled: 01/11/2012 03:00 PM

Completed: 01/11/2012 03:02 PM

Comments:

PIER ON NORTH WALL.

Footing Inspection | Howard Asch

Status: Completed

Result: Approved

Scheduled: 01/11/2012 02:00 PM

Completed: 01/11/2012 11:07 AM

Comments:

NORTH WEST WALL AND NORTH WEST COLUMN

FOUNDATION WALL Inspection | Howard Asch

Status: Completed

Result: Approved

Scheduled: 01/11/2012 11:00 AM

Completed: 01/11/2012 11:24 AM

Comments:

WEST 2/3 WALL AND SOUTHWEST PAD OK

Footing Inspection | Jim Hoffman

Status: Completed

Result: Not Ready

Scheduled: 01/11/2012 10:30 AM

Completed: 01/11/2012 10:45 AM

TEMPORARY CERTIFICATE OF OCCUPANCY CITY OF EAST LANSING



Temporary Certificate of Occupancy number OT120003 is issued for the area described by building permit number PB120115 located at 213 ANN ST

PROPERTY OWNERSHIP:

ST ANNE LLC
110 E ALLEGAN ST
LANSING MI 48933

PERMIT HOLDER:

CITY CONSTRUCTION
4045 BARDEN SE
GRAND RAPIDS MI 49512

WORK COMPLETED IS DESCRIBED AS:

NEW FIVE STORY MIXED USE BUILDING ON THE FORMER SITE OF THE POSTNOTE: PER HOWARD ASCH (CENOC DEPT)(1) DOES NOT INCLUDE PENTHOUSE CONSTRUCTION(2) ALL ENTRANCES MUST BE BARRIER FREE

This work has been inspected for compliance with the requirements of the 2009 Michigan Building Codes for a use and occupancy classification of R-2, and a construction type of 3B

THE FOLLOWING CONDITION(S) MUST BE COMPLIED WITH BEFORE A FINAL CERTIFICATE OF OCCUPANCY CAN BE ISSUED:

TEMPORARY CERTIFICATE OF OCCUPANCY IS FOR THE RESIDENTIAL PORTION OF THE BUILDING WHICH ARE FLOORS 2, 3 AND 4 ONLY.

NOTE: TEMPORARY CERTIFICATE OF OCCUPANCY FOR THE RESIDENTIAL PORTION OF FLOORS 2, 3, AND 4 ONLY IS EXTENDED UNTIL OCTOBER 18, 2012. THIS EXTENSION HAS BEEN PROVIDED TO ALLOW TIME TO ADDRESS UPDATES TO COMPLETION OF BASEMENT WORK. OCCUPANTS CANNOT USE BASEMENT AREA UNTIL FINAL CERTIFICATE OF OCCUPANCY.

NOTE: TEMPORARY CERTIFICATE OF OCCUPANCY FOR THE RESIDENTIAL PORTION OF FLOORS 2, 3, AND 4 ONLY IS EXTENDED UNTIL OCTOBER 8, 2012. THIS EXTENSION HAS BEEN PROVIDED TO ALLOW TIME TO ADDRESS UPDATES TO COMPLETION OF BASEMENT WORK. OCCUPANTS CANNOT USE BASEMENT AREA UNTIL FINAL CERTIFICATE OF OCCUPANCY.

NOTE: TEMPORARY CERTIFICATE OF OCCUPANCY FOR THE RESIDENTIAL PORTION OF FLOORS 2, 3, AND 4 ONLY IS EXTENDED UNTIL OCTOBER 1, 2012. THIS EXTENSION HAS BEEN PROVIDED TO ALLOW TIME TO ADDRESS ITEM #4 ON LETTER DATED AUGUST 15, 2012.

NOTE: NEED TO SATISFY ITEMS OUTLINED ON LETTER DATED SEPTEMBER 14, 2012 - SEE ATTACHED - TEMPORARY CERTIFICATE OF OCCUPANCY EXPIRES SEPTEMBER 21, 2012 - THIS IS EXTENDED TO OCTOBER 1, 2012 - SEE EXPLANATION ABOVE.

NOTE: ITEMS #1 THROUGH 6 BELOW, COMPLETED SEPTEMBER 14, 2012.

TEMPORARY CERTIFICATE OF OCCUPANCY IS FOR THE RESIDENTIAL PORTION. FLOORS 2, 3 AND 4 ONLY.

NOTE: SATISFY ITEMS ON LETTER DATED AUGUST 15, 2012 - EXPIRES SEPTEMBER 14, 2012 - SEE ATTACHED

1. MBC 1011.3. SIGNAGE. Provide tactile exit signage which includes Braille at each door to an egress

stairway, exit passageway and exit discharge.

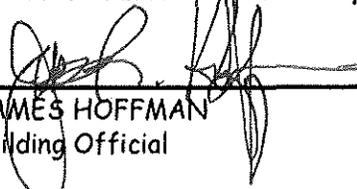
2. MBC 1022.6. FLOOR IDENTIFICATION SIGNS. Provide a sign at each floor landing in the exit enclosures designating the floor level. Signs shall also state the story of, and the direction to, the exit discharge and the availability of roof access from the enclosure for the fire department.

3. MBC 1503.2. ROOF FLASHING. Flashing shall be provided, installed in such a manner so as to prevent moisture entering the wall and roof at the 5th floor.

4. MBC 1110. SIGNAGE. Provide accessible signage at each apartment unit identifying the apartment number, which includes tactile lettering and Braille.

5. ICC/ANSI 407. ELEVATORS. Elevator car doors shall remain open a minimum of 3 seconds when answering a call. Door reopening time shall be a minimum 20 seconds.

6. MBC 1203.4. VENTILATION. Openable windows shall be provide insect screens.



JAMES HOFFMAN
Building Official

10.18.12
Date



FINAL CERTIFICATE OF OCCUPANCY

Department of Neighborhood Conservation
and Code Enforcement

City of East Lansing
410 Abbot Road
East Lansing, Michigan 48823

Certificate of Occupancy OF120023 is issued for the area described by building permit PB120115 located at 213 ANN ST

PROPERTY OWNERSHIP:

ST ANNE LLC
110 E ALLEGAN ST
LANSING MI 48933

PERMIT HOLDER:

CITY CONSTRUCTION
4045 BARDEN SE
GRAND RAPIDS MI 49512

WORK COMPLETED IS DESCRIBED AS:

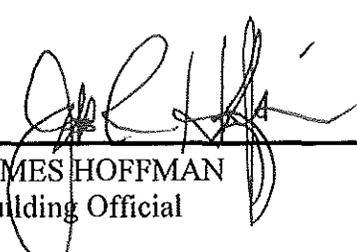
NEW FIVE STORY MIXED USED BUILDING ON THE FORMER SITE OF THE POST

FINAL CERTIFICATE OF OCCUPANCY IS FOR THE RESIDENTIAL PORTION OF THE BUILDING ON FLOORS 2, 3, 4; FIRST FLOOR RESIDENTIAL LOBBY, AND RESIDENTIAL USE AREA OF BASEMENT.

THIS WORK HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE 2009 MICHIGAN BUILDING, MECHANICAL, PLUMBING AND ELECTRICAL CODES AND IS APPROVED FOR OCCUPANCY.

USE GROUP: R-2

CONSTRUCTION TYPE: IIIB



JAMES HOFFMAN
Building Official

Date: 10/18/12



CITY OF EAST LANSING
The Home of Michigan State University

City of East Lansing
Code Enforcement and Neighborhood Conservation
410 Abbott
East Lansing, MI 48823

(517) 319-6871
Fax (517) 319-6926
www.ci.east-lansing.mi.us

NOTICE OF STOP WORK ORDER

Pursuant to State of Michigan Public Act 230 of 1972, section 12, you are hereby notified that you are in violation of that act as follows:

CONSTRUCTION WITHOUT FIRST OBTAINING THE REQUIRED BUILDING PERMIT. CORRECTED PLANS MUST BE SUBMITTED AND APPROVED BEFORE A PERMIT CAN BE ISSUED.

You are to appear at the office of Code Enforcement and Neighborhood Conservation, 410 Abbott, East Lansing, within 24 hours and show cause why construction at 213 Albert should not be stopped. Should you fail to do so, a stop construction order will be posted on the premises.

A person shall not continue, or cause to be continued, construction in violation of a stop work order except with the permission of the Code Enforcement and Neighborhood Conservation office or by court order. A violation of a stop work order is a violation of State law and will be prosecuted in addition to other remedies provided by law.

Date: April 9, 2012

Time: 10:00 A.M.

City of East Lansing
Code Enforcement and Neighborhood Conservation



PLANNING AND COMMUNITY DEVELOPMENT

Quality Services for a Quality Community

MEMORANDUM

TO: George Lahanas, City Manager

FROM: Tim Dempsey, Director of Planning & Community Development ^{TD}

CC: Darcy Schmitt, Planning & Zoning Administrator

DATE: June 15, 2012

SUBJECT: St. Anne - Planning Department Approval Timeline

City of East Lansing
PLANNING AND
COMMUNITY
DEVELOPMENT
410 Abbot Road
East Lansing, MI 48823
(517) 319-6930
www.cityofeastlansing.com

In response to the questions regarding the miscommunication regarding the fifth floor construction at the St. Anne project, I have compiled a list of dates and actions that outline the process with regard to the Planning Department's involvement.

Original Plans

Submitted – April 18, 2010

Planning Commission Public Hearing/Action – May 26, 2010

City Council Public Hearing/Action – July 20, 2010

The original plans consisted of a two-phased project with one part being a three-story building and the other a four-story building. The plans included both commercial and residential space.

First Revision

Submitted – September 15, 2010

Planning Commission Public Hearing/Action – October 13, 2010

City Council Public Hearing/Action – December 7, 2010

The first revision encompassed the removal of second-story commercial space and conversion to more residential space.

Second Revision

Submitted – April 26, 2012

Planning Commission Public Hearing/Action – May 23, 2012

City Council Scheduled Public Hearing – July 10, 2012

The second revision included further refinement to the residential components and the addition of a fifth floor. The timeframe between Council's action on the First Revision (December 7) and submission of the Second Revision (April 26) is the

most critical in terms of confusion regarding the process for the fifth story. I have provided a more detailed outline regarding this timeframe.

February 2, 2012 – Tim Schmitt received an email from the Code Enforcement and Neighborhood Conservation Department (CENC) confirming the fifth floor appearing on the plans. We had previous conversations with Mr. Elliott that this was being considered, but nothing formal had been submitted to Planning. Tim Schmitt subsequently emailed Kris Elliott the same day and indicated there was no ability to sign-off on plans with the fifth floor. Mr. Elliott responded that he thought an administrative option would be available, but did not include a formal submittal.

February 9, 2012 – Tim Schmitt followed up with Mr. Elliott with a more formal email clarifying that we do not have administrative approval rights and an SUP modification would be necessary.

March 14, 2012 – Mr. Elliott sent an email requesting the status on the administrative approval for the fifth floor. Over the next two weeks, a series of emails were traded among Mr. Elliot and Planning Staff, clarifying the submittal steps and fee structure.

April 2, 2012 – I sent an email to Howard Asch requesting the status of the building permit. My request had to do with the fact that the vapor barrier installation as part of the DEQ funded remediation was about to commence. Mr. Asch responded that only a foundation permit had been issued to-date and that CENC was awaiting revised plans as there were numerous items to be corrected on the current submission. He also indicated that he shared with the construction manager that the City reserved the right to issue a stop order if steel was set prior to the building permit being issued.

April 16, 2012 – A meeting was held on site to discuss the electrical transformer placement. After that meeting was finalized, Tim Schmitt and I once again discussed with Mr. Elliot and his architect the need to get a submittal in ASAP and what was required.

April 25, 2012 – Mr. Elliott's architect requested a copy of the City's development application so he could fill it out to submit. A submittal was made the following day (April 26), requesting approval for the fifth floor and the additional residential unit. By the time submittal was issued, steel had been set for the four-stories and vertical members for the fifth story were now visible.



PLANNING AND COMMUNITY DEVELOPMENT

Quality Services for a Quality Community

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CC: Darcy Schmitt, Planning & Zoning Administrator

DATE: June 15, 2012

SUBJECT: St. Anne - Planning Department Approval Timeline

City of East Lansing
PLANNING AND
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410 Abbot Road
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CITY OF EAST LANSING

Quality Services for a Quality Community

MEMORANDUM

TO: George Lahanas, City Manager
Tim Dempsey, Director of Planning

FROM: Howard Asch *HA*

DATE: June 18, 2012

SUBJECT: St. Anne's project permit summary

City of East Lansing
410 Abbot Road
East Lansing, MI 48823

(517) 337-1731
www.cityofeastlansing.com

A summary of building permit activity to the current date is as follows:

A demolition permit for an existing building was applied for and issued November 3, 2011 after verifying all required utility disconnects were completed. Work was monitored and the permit was finalized January 13, 2012 indicating the demolition and related work was properly completed.

An application for a foundation only for a new 4 story building was received December 14, 2011. Partial plans related to the foundation and site were reviewed and found adequate to allow construction of the foundation to begin. The permit for the foundation only was issued December 14, 2012 with stipulations that work was not permitted in a city right-of-way without signed agreements with the City and that special inspection reports for pilings, concrete and steel be submitted. The foundation permit was finalized March 21, 2012 after 27 separate inspections by city inspectors and 39 special inspection reports were received documenting strength and placement of materials.

A full set of plans was submitted for review February 16, 2012. Plans were not well drawn which made it necessary to spend more time with plan review than normal to verify compliance with codes. An extensive plan review correction letter was sent March 2, 2012. Several structural concerns were noted. Plans also included rough in of what was described as a future penthouse and were reviewed for structural and fire safety concerns that would be impacted by the future construction. The contractor was verbally warned April 2, 2012 there was concern about the plans and corrections had not yet been received and construction would have to halt unless corrections were submitted. Staff was advised an engineering firm was working on the structural issues and plans would be completed as soon as that work was completed. April 10, 2012 structural detail by the engineer was submitted and was sufficient to allow steel construction to continue. April 21, 2012 revised plans were submitted for review. A complete plan review was approved May 7, 2012.

CITY OF EAST LANSING

Quality Services for a Quality Community

The building permit for rest of construction was approved and issued May 11, 2012. The permit explicitly excluded construction of the penthouse. The contractor was verbally alerted to the fact that the penthouse was excluded. Several interior inspections of floors 2 and 3 were conducted for framing, plumbing, mechanical and electrical work.

June 5, 2012 access was available to the roof and work was observed being done to construct the penthouse. A conversation took place with the construction supervisor and he said approval of the penthouse was being sought, but agreed that no more work would be done on it unless approval was received except that which was necessary to keep weather out of the permitted areas below. A letter was sent to the contractor June 6, 2012 confirming this conversation and that work was stopped voluntarily so that a stop work order was not necessary. Minimal work was allowed to keep weather out of construction below this area. Work to flash the roofing to prevent water infiltration was observed in line with the conditions of the letter.

Work continues on the areas approved for construction. Regular inspections are being requested before work is covered and on a regular weekly basis.



CITY OF EAST LANSING

The Home of Michigan State University

June 6, 2012

Jim Reyers
City Construction
4045 Barden
Grand Rapids, MI 49512

RE: St. Anne project, 213 Ann St.

Dear Mr. Reyers:

Construction has taken place for which there is no building permit at the referenced project, namely the addition of a fifth floor specifically excluded by building permit PB120115. I spoke with your site superintendant this morning about how this construction is not permitted and further construction on this area must cease. He assured me no further construction would take place on this floor unless proper approvals from the City of East Lansing have been authorized.

I was prepared to issue a stop work order to force construction to stop. However, since you have voluntarily ceased work on this unpermitted area I see no necessity to use that formal process. You have been responsive in the past to requests from this department which leads me to believe you will be in this case as well. However, if work is found to take place in variance with the verbal agreement not only will a formal order be issued, but legal enforcement, which includes fines for anyone working in that area in violation of state building codes, will be taken.

I understand some work must be done to protect construction below the fourth story roof, which may include roofing and flashing, and some vertical construction to keep rain water from entering the building below. That work will be allowed under our agreement but only to the extent it is done to the minimum necessary to prevent weather damage to the structure below. It is recommended that only temporary measures be used since it is a real possibility construction already done on this fifth floor addition will have to be removed to be compliant with the special use permit for the building. You will be required to provide access to this area for inspectors to verify work to secure the building from rainwater does not exceed the minimum necessary and that no other work by any trade takes place in this area.

Please feel free to contact me if you have any questions.

Sincerely,

Howard Asch

cc. George Lahanas
Tim Dempsey ✓
Jim Hoffman

410 Abbott Road
East Lansing, MI 48824
616.333.4301
Fax: 616.333.4359
www.cityofeastlansing.com



Lansing • Grand Rapids
Gaylord • Escanaba

725 Prudden Street
Lansing, MI 48906

P: 517.371.1200

F: 517.371.2013

info@c2ae.com

www.c2ae.com

July 24, 2012

Mr. Timothy Dempsey
City of East Lansing
Department of Planning & Community Development
410 Abbot Road
East Lansing, MI 48823

Re: St. Anne Mixed Use Development
East Lansing, MI

Dear Mr. Dempsey:

As requested, C2AE has completed a review of the structural drawings for 213 Ann Street, project named St. Anne Mixed Use Development, for conformance with the requirements of the 2009 Michigan Building Code, herein after referred to as the "Code". C2AE was provided with the architectural and structural drawings that were submitted to the City of East Lansing for the building code review. Miscellaneous correspondence, test reports, and field reports were also provided. Documentation provided to C2AE is as follows:

- The Peabody Group, drawings T1.1 thru S1.1, dated April 3, 2012.
- JDH Structural Engineering, drawings S001 thru S301, dated March 19, 2012.
- JDH Structural Engineering, 8 1/2"x11" sketches 1 thru 36, dated May 7, 2012. It appears that some of the sketches have been revised and inserted into the sketch submittal (assumed due to some of the sketches bearing the date of March 12, 2012).
- City of East Lansing code review comments letter addressed to The Peabody Group, dated March 2, 2012.
- SME concrete cylinder tests, auger cast pile grout tests, soil density tests, auger cast pile installation field reports, and reinforcing steel field reports.
- Miscellaneous correspondence between King Company, City Construction, Russell Peabody and the City of East Lansing regarding low auger cast pile grout strength break results.
- Field report from JDH Structural Engineering dated June 27, 2012, with follow up site visit field report dated July 10, 2012.
- Field report from the City of East Lansing dated July 10, 2012.

The above materials are listed for record as the referenced documents that C2AE used in our review. All comments and questions presented in this report are based on the above documents. If any additional documentation is available or discovered to help clarify any of the points herein, please forward a copy to us so that we may correct this report accordingly.

C2AE reviewed the drawing package as it related to the structural elements of the building only. It appears that this project lacks a clear concise single structural engineer, who would be considered the Structural Engineer of Record (SER). There is some structural foundation data and floor framing data on the drawings from The Peabody Group. JDH Structural Engineering drawings then provided design elements of the building framing, for the first floor framing and above, as well as a small portion of the foundation. It also appears, from a letter provided in the file from King Company, that there was an auger cast pile foundation system used on the project, despite no drawings showing this type of system. This makes the foundation system that was designed for the project split between three parties. It is our opinion that there needs to be clarity for the foundation system on this project, and a final coordinated set of design documentation to show what was used in which location, for the City's records.

To add to the lack of clarity on the foundation system for the building, in all the documentation we were given, there was no geotechnical report. Per MBC 2009 Section 1803, a geotechnical report is required. Section 1803.5.5 also requires a soils report for the use of deep foundations (e.g. auger cast piles). To conform to the Code, the City should ask that this be provided, and then based on that report, the Engineer of Record (EOR) or SER should provide foundation drawing/specifications, which have been signed and sealed by a licensed professional engineer for the project. For the record, The Peabody Group drawing S1.1 details a portion of the foundation system to consist of "screw piles" with no other information, design, or details provided on the drawings. We find this to be a very concerning deficiency, and one that must be addressed; hopefully all the work to date will structurally comply with the results of the testing and report recommendations.

The geotechnical report is also required to verify the allowable soil bearing pressure of 2,500 psf which was used to design the interior spread footings, elevator pit base slab, and basement floor slab shown on The Peabody Group drawing S1.1 and repeated on the JDH Structural Engineering drawing S001. It is also unusual to have two different foundation systems supporting one building, without allowances for the different behavior of the two systems. The Engineer of Record (EOR) or Structural Engineer of Record (SER) should state in some manner that no structural or serviceability problems will arise despite this fact.

The remainder of our code compliance concerns is attached in Appendix A, with corresponding Michigan Building Code (MBC) 2009 references.

In regards to the floor collapse during construction, we want to bring General Structural Note 5, S001 to your attention regarding the allowable floor loads that can be placed on the building framing during construction. This note states the maximum load on an unfinished floor is to be limited to 20 pounds per square foot. We would concur with the reports following the floor collapse that it was a result of construction materials being stacked far in excess of this load limit.

On this same sheet (JDH – S001) there is a requirement for the delegated design submittals for the following items: metal stud framing, wood floor joists and, we would surmise, the steel floor joists. It is our recommendation the City request these be submitted, to ensure complete structural design and construction data is on record with the City.

Your code review letter dated March 2, 2012, as well as note #8 on S001 request Special Inspections and Special Inspection Reports. Section 17 of the MBC 2009 is the section of Code which clarifies Special Inspection requirements and it is a very clear and concise quality control and quality assurance program. The extent of the reporting/testing is based on the work elements on a project. For this project, there should be reports on the foundations reinforcing and concrete, structural steel fabrication and erection, steel joist fabrication and erection, wood truss fabrication and erection, and masonry walls materials and construction methods. The City should request this documented data be submitted for its records, and to fulfill your requirement in your code review letter.

In addition to code compliance comments, our review of The Peabody Group drawings and the JDH Structural Engineering drawings revealed several discrepancies and/or inconsistencies. We have included these points in Appendix B. These need to be clarified in the construction documents, and, more importantly, there needs to be concurrence from the construction company that the field conditions comply with the clarified information provided.

In the package we reviewed there were a few construction activity related topics which we feel the City needs to bring closure to as well. We included those topic points in Appendix C attached.

To summarize, our review of the construction documents and construction correspondence was merely for conformance with the 2009 Michigan Building Code. Our review was of the documents listed above and for structural information only. It does not relieve the City of East Lansing building department, the Contractor, or the Engineer of Record from any contractual responsibility they may have with the project. The work C2AE has performed in this study, and this report, does not include a structural analysis or calculations of the structure, integrity or connections. There shall be no implied engineering design responsibilities for C2AE as our review was merely cursory and intended to determine compliance with the Code.

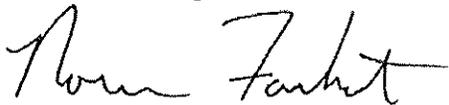
Should you have any additional questions or comments, please contact our office at your convenience for discussion.

Sincerely,

C2AE



Brian T. Stiebe, E.I.T.
Structural Engineer



Norman J. Farhat, P.E.
Structural Engineer

BTS/dav

APPENDIX A: BUILDING CODE

The comments below address the JDH Structural Engineering drawings S001 thru S301 and 8 ½" x 11" sketches 1 thru 36, with corresponding Michigan Building Code (MBC) 2009 references:

MBC 2009 1603.1:

1. Steel column sizes, base plates and anchor rods are not specified/identified.
2. First floor steel floor joists are not clearly specified/identified with a span direction, size, or spacing.
3. Second floor to penthouse floor wood joists are not specified/identified with a span direction, size, or spacing.
4. Penthouse roof wood joists are not specified/identified with a span direction, size, or spacing.
5. Dimensioning of column grid and framing layout is not provided. Either it needs to be added or noted to refer to Architectural drawings for dimensions not shown.

MBC 2009 1603.1.4.5:

Components and cladding wind design values are not provided.

MBC 2009 2303.4.4:

1. The connection of the wood floor and roof joists to the structural framing is not provided to ensure continuous load path is maintained.

**APPENDIX B:
DISCREPANCIES/INCONSISTENCIES BETWEEN
THE PEABODY GROUP AND THE JDH STRUCTURAL ENGINEERING DRAWINGS**

In addition to our comments in Appendix A for Code compliance, our review of The Peabody Group drawings and the JDH Structural Engineering drawings revealed the following discrepancies and/or inconsistencies between them:

1. The structural dead loads listed on sheet T1.1 differ from the dead loads listed on S001.
2. The concrete compressive strength listed on drawings T1.1, A1.1 thru A1.13 – Note 11, S1.1 – Note 9, 10 and 2 and S001 –Engineering Data varies between the drawings.
3. The first floor metal deck gauge differs on Details 3 & 4/A5.3 and Framing Plan Note 2, S001: 24 ga. vs. 22 ga.
4. Detail 2, A5.3 and S102: 12” cmu vs. 8” cmu.
5. Detail 6, A5.3: Reinforcing steel for the elevator pit slab and walls is not provided.
6. Detail 2, A5.6: Column base plate size and anchor bolt size and embedment are not provided. There is a reference to a column schedule for column sizes. A column schedule is not provided.
7. Sheet S1.1: Refer to Footing Schedule, Footing F9: “Screw piles”. Size, quantity, depth, capacity and spacing are not provided.
8. Sheet S001: Steel joist specifications are not provided.
9. Sheet S100: It appears that revisions were made to the North foundation wall along column line 1; however it was our understanding that The Peabody Group prepared the foundation drawings. Verify with the EOR/SER that the foundation construction included this information.
10. Sheet S100: Sections 1, 2 and 3 were not included in our submittal for review. Please provide this information.
11. Sheet S102: Base plate connection details are not provided for the “stub” columns up to the third floor.
12. Sheet S102: There is a moment connection note and value shown at the south wall of the elevator shaft. It should be verified that this connection was constructed as specified in the documents.
13. Sheet 105: Roof framing over stair towers is not provided.
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16. Reference drawing A1.2, A1.3 and S103, S104 (Third and Fourth Floor Plan): North of column line 8, between column line B and C.3, there is an east/west wall with face brick crossing

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perpendicular to the wood floor joists. The additional wall load and higher floor load in the patio area will be carried by the floor joists. The framing in this area should be reviewed by the EOR/SER and verified to comply with the required load carrying capacity.

17. The masonry wall reinforcement detailed on the architectural drawings differs from the masonry wall reinforcement detailed on the structural drawings/sketches: #5 @ 32" o.c. vs #5 @ 48" o.c. It is also not clear if the wall reinforcement changes at any other walls in the building (e.g. bar size and/or spacing).
18. Reference JDH 8 ½" x 11" sketches: There are numerous floor joist bearing details where the floor joist bearing condition varies between a top chord vs. bottom chord. Verify with the EOR/SER that the wood floor joists have been designed accordingly for these differing conditions.

**APPENDIX C:
CONSTRUCTION RELATED ISSUES**

Regarding the SME Field Observation Report dated 1/20/2012, in which City Construction informed SME that concrete cylinders and reinforcing steel inspection were not required on the elevator pit slab, it is our understanding of the Codes, concrete inspection and test cylinders are a requirement of MBC 2009 Section 1704.4 and Table 1704 in accordance with Section 1704.1. Exception 1 in Section 1704.1 states that waiving special inspection requirements can only be done with approval from the building official. In addition, the City of East Lansing building code review comment letter prepared by Jim Hoffman dated March 2, 2012, requires that special inspections, statement of special inspections and special inspection reports be provided. The City should request the special inspection reports for the cylinder testing and reinforcing steel placement.

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Regarding the City of East Lansing letter to City Construction dated 2/21/2012 and corresponding letter from King Company to the City of East Lansing dated 2/23/2012 regarding low auger-cast pile grout strength break results, the City should request calculations signed and sealed by a registered professional engineer certifying that the low grout strength is acceptable.



CITY OF EAST LANSING

Quality Services for a Quality Community

MEMORANDUM

TO: George Lahanas, City Manager

FROM: Howard Asch

DATE: June 29, 2012

SUBJECT: Special engineer's field report on partial collapse and general review of the structure

City of East Lansing
410 Abbott Road
East Lansing, MI 48824
(517) 337-1211
www.cityofeastlansing.com

This report is from an independent structural engineering firm that evaluates the cause of the floor failure and determines the cause to be overloading the structure, not a deficiency of the structure itself.

The engineer was asked to inspect the rest of the structure to observe if there were any structural defects or variations from the plans. Eight items received comments.

Only one of the areas in question has been ready for inspection by city staff. We will revisit that item. Items 2, 4, 6, and 8 indicates work done differently than shown on the plans but does not necessarily imply inadequate construction. The correction in item 6 was initiated by staff disapproval of the installation.



FIELD REPORT – General Condition Assessment

Date of Visit: 6/27/12
Project: St. Anne
Location: East Lansing, MI
Architect: The Peabody Group
Construction Manager: Wolverine

Purpose:

The City of East Lansing has requested an independent party (with respect to the building inspector and the contractor) to observe the exposed portion of the structure on site for a comparison to the structural contract documents. The city is also asking for clarification on the partial collapse of the floor system.

Conclusions & Summary of Field Observations:

Regarding the partial collapse; the cause for the floor failure is clear. The drywall and construction debris that was stacked on the 4th floor east of the elevator overloaded the wood floor trusses. This debris prior to the collapse can be seen in Figure 1 and Figure 2. The overloaded trusses failed and the construction debris load then fell thru each subsequent floor until it landed on the first floor joists. The first floor steel joists failed beyond their yield point, but held up as a plastic system supporting the overload.

There are no obvious indications that faulty workmanship contributed to the floor failure. The floor trusses were designed for a 40 psf live load. Looking at the debris that was loading the floors, estimating the height and density of the debris, the approximate live load that was applied to the floor was 100 psf. This value accounts for the fact that the 2" gypcrete was not installed at the time of failure. The 100 psf debris load was 2.5 times the design live load.

Regarding field observations & comparison to the structural drawings; I have found the following items during my observation on site for the above date:

1. The brick relief angle at the southeast corner of the building needs to be stiffened with gusset plates. This was discussed with Howard Gilbert on site. Gusset plates need to be added at the far west edge and at each column flange. This will be a total of (3) gusset plates per relief angle at the corners. The steel angle also does not extend far enough to the east. The brick relief should be such that it wraps around the south east corner.

G:\12\jobs\02-008 St. Anne's Mixed Use Development - The Peabody Group\Docs\6-27-12 Overall Condition Field Report.docx



2. I spoke with the mason, Tom, regarding the brick ties at the precast cross element. My concern was the tributary area of the tie for these elements is greater than the tributary area for a normal brick tie. Tom showed me the very heavy gauge tie that will be used. He also indicated that they will fasten the precast around the entire perimeter of each element (i.e. top, bottom, and left and right sides).
3. Bolts connecting the floor diaphragm to the masonry shear walls are missing or are not as frequent as required per details in the following locations:
 - a. 2nd Floor: East wall of the elevator shaft – Bolt spacing not as frequent as required.
 - b. 3rd Floor: South wall of elevator shaft – could not see installed bolts. Verify presence or add bolts.
 - c. 3rd, 4th, 5th Floors: bolts into the east and west walls at the south stairs are missing. On the west wall, there is a wood truss directly adjacent to the wall; however, there is no connection between the diaphragm and the CMU shear wall. On the east wall, there is a steel beam directly adjacent to the wall, again, with no connection between the diaphragm. See Figure 7 in Appendix B for proposed connection detail repairs.
 - d. High Roof: The north and south walls of the elevator need to have bolts at 12" on center. – Bolt spacing not as frequent as required.
 - e. The connection of the diaphragm to the CMU walls at the north stair was not visible due to finished drywall in the northern half of the building. The contractor should either uncover the connections to verify the bolt spacing, or provide written confirmation that bolts are all installed as required per plans and details.
4. The 3rd floor plan calls for a 500lb allowance to be built into the framing at the west wall near the north edge of the deck. See note on sheet S103. I didn't see any additional wood I-joists in this area. Please confirm that this area has the required increased capacity. Note that there were additional joists installed to the south of the noted location. If the increased loading location has been revised, then everything is OK. The contractor should confirm the load increase location with the architect.
5. At the 4th floor: Bolts that connect the HSS brick frame tube to the south stair CMU wall are installed in the masonry bed joint. These bolts are no good in this joint. New bolts must be installed into the face of the CMU. This was discussed with Fred Gilbert on 6/19/12.
6. See report titled "Field Report – Wood Top Plate" for additional information regarding the fix for the wood top plate at the 4th floor and a required letter from the truss supplier regarding the minimum truss bearing length.
7. CMU wall on steel joist: At the first floor at the trash enclosure area, the structure was designed for a metal stud wall enclosure. A concrete masonry enclosure has been constructed in lieu of the stud wall. The weight of this wall overloads the steel joist that is below. Two options are available to remedy this situation:



- a. Remove the east CMU wall and replace it with a metal stud wall. The south trash enclosure wall is over a steel beam that is OK supporting the CMU.
- b. Keep the CMU wall and add structural steel framing below the wall to provide full strength capacity to resist the weight of the CMU wall. Wolverine should contact JDH Engineering if they desire to proceed with this option so beam design and details can be produced in time to avoid construction delays.
- 8. At the high roof The trusses are top chord bearing. The truss bearing condition has been modified to essentially build a pseudo stud wall below the truss bearing to raise the trusses approximately 24".
 - a. At one location near the southeast corner of the elevator the "wall" has been cut. This condition can be seen in Figure 6. This opening should be spliced back together with the main section of the bearing wall.
 - b. Add bracing between the wood truss and the wood plate bolted to the steel beam. See Figure 8 in Appendix 8.

This observation report is a supplement to third party Independent Inspection reports and reflects only the items that were observed at this time. Not all conditions were seen, and the work is in progress. The contractor is responsible to meet all job requirements. If you have any questions or concerns, please feel free to call.

Observation By: Tim DenHartigh, P.E.
JDH Engineering, Inc.





213 Ann Street
East Lansing, MI 48823

Administrative
Engineering
Professional
Engineer
No. 2212
000000000000

July 24, 2012

Mr. Timothy Dempsey
City of East Lansing
Department of Planning & Community Development
410 Abbot Road
East Lansing, MI 48823

Re: St. Anne Mixed Use Development
East Lansing, MI

Dear Mr. Dempsey:

As requested, C2AE has completed a review of the structural drawings for 213 Ann Street, project named St. Anne Mixed Use Development, for conformance with the requirements of the 2009 Michigan Building Code, herein after referred to as the "Code". C2AE was provided with the architectural and structural drawings that were submitted to the City of East Lansing for the building code review. Miscellaneous correspondence, test reports, and field reports were also provided. Documentation provided to C2AE is as follows:

- The Peabody Group, drawings T1.1 thru S1.1, dated April 3, 2012.
- JDH Structural Engineering, drawings S001 thru S301, dated March 19, 2012.
- JDH Structural Engineering, 8 1/2"x11" sketches 1 thru 36, dated May 7, 2012. It appears that some of the sketches have been revised and inserted into the sketch submittal (assumed due to some of the sketches bearing the date of March 12, 2012).



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- JDH Structural Engineering, 8 1/2"x11" sketches 1 thru 36, dated May 7, 2012. It appears that some of the sketches have been revised and inserted into the sketch submittal (assumed due to some of the sketches bearing the date of March 12, 2012).
- City of East Lansing code review comments letter addressed to The Peabody Group, dated March 2, 2012.
- SME concrete cylinder tests, auger cast pile grout tests, soil density tests, auger cast pile installation field reports, and reinforcing steel field reports.
- Miscellaneous correspondence between King Company, City Construction, Russell Peabody and the City of East Lansing regarding low auger cast pile grout strength break results.
- Field report from JDH Structural Engineering dated June 27, 2012, with follow up site visit field report dated July 10, 2012.
- Field report from the City of East Lansing dated July 10, 2012.

ARCHITECT
ENGINEERS
PLANNERS

Mr. Timothy Dempsey, City of East Lansing
July 24, 2012
Page 2 of 3

The above materials are listed for record as the referenced documents that C2AE used in our review. All comments and questions presented in this report are based on the above documents. If any additional documentation is available or discovered to help clarify any of the points herein, please forward a copy to us so that we may correct this report accordingly.

C2AE reviewed the drawing package as it related to the structural elements of the building only. It appears that this project lacks a clear concise single structural engineer, who would be considered the Structural Engineer of Record (SER). There is some structural foundation data and floor framing data on the drawings from The Peabody Group. JDH Structural Engineering drawings then provided design elements of the building framing, for the first floor framing and above, as well as a small portion of the foundation. It also appears, from a letter provided in the file from King Company, that there was an auger cast pile foundation system used on the project, despite no drawings showing this type of system. This makes the foundation system that was designed for the project split between three parties. It is our opinion that there needs to be clarity for the foundation system on this project, and a final coordinated set of design documentation to show what was used in which location, for the City's records.

To add to the lack of clarity on the foundation system for the building, in all the documentation we were given, there was no geotechnical report. Per MBC 2009 Section 1803, a geotechnical report is required. Section 1803.5.5 also requires a soils report for the use of deep foundations (e.g. auger cast piles). To conform to the Code, the City should ask that this be provided, and then based on that report, the Engineer of Record (EOR) or SER should provide foundation drawing/specifications, which have been signed and sealed by a licensed professional engineer for the project. For the record, The Peabody Group drawing S1.1 details a portion of the foundation system to consist of "screw piles" with no other information, design, or details provided on the drawings. We find this to be a very concerning deficiency, and one that must be addressed; hopefully all the work to date will structurally comply with the results of the testing and report recommendations.

The geotechnical report is also required to verify the allowable soil bearing pressure of 2,500 psf which was used to design the interior spread footings, elevator pit base slab, and basement floor slab shown on

Final Showing Markup

Section 1803.5.5 also requires a soils report for the use of deep foundations (e.g. auger cast piles). To conform to the Code, the City should ask that this be provided, and then based on that report, the Engineer of Record (EOR) or SER should provide foundation drawing/specifications, which have been signed and sealed by a licensed professional engineer for the project. For the record, The Peabody Group drawing S1.1 details a portion of the foundation system to consist of "screw piles" with no other information, design, or details provided on the drawings. We find this to be a very concerning deficiency, and one that must be addressed; hopefully all the work to date will structurally comply with the results of the testing and report recommendations.

The geotechnical report is also required to verify the allowable soil bearing pressure of 2,500 psf which was used to design the interior spread footings, elevator pit base slab, and basement floor slab shown on The Peabody Group drawing S1.1 and repeated on the JDH Structural Engineering drawing S001. It is also unusual to have two different foundation systems supporting one building, without allowances for the different behavior of the two systems. The Engineer of Record (EOR) or Structural Engineer of Record (SER) should state in some manner that no structural or serviceability problems will arise despite this fact.

The remainder of our code compliance concerns is attached in Appendix A, with corresponding Michigan Building Code (MBC) 2009 references.

In regards to the floor collapse during construction, we want to bring General Structural Note 5, S001 to your attention regarding the allowable floor loads that can be placed on the building framing during construction. This note states the maximum load on an unfinished floor is to be limited to 20 pounds per square foot. We would concur with the reports following the floor collapse that it was a result of construction materials being stacked far in excess of this load limit.

On this same sheet (JDH - S001) there is a requirement for the delegated design submittals for the following items: metal stud framing, wood floor joists and, we would surmise, the steel floor joists. It is our recommendation the City request these be submitted, to ensure complete structural design and construction data is on record with the City.

Mr. Timothy Dempsey, City of East Lansing
July 24, 2012
Page 3 of 3

Your code review letter dated March 2, 2012, as well as note #8 on S001 request Special Inspections and Special Inspection Reports. Section 17 of the MBC 2009 is the section of Code which clarifies Special Inspection requirements and it is a very clear and concise quality control and quality assurance program. The extent of the reporting/testing is based on the work elements on a project. For this project, there should be reports on the foundations reinforcing and concrete, structural steel fabrication and erection, steel joist fabrication and erection, wood truss fabrication and erection, and masonry walls materials and construction methods. The City should request this documented data be submitted for its records, and to fulfill your requirement in your code review letter.

In addition to code compliance comments, our review of The Peabody Group drawings and the JDH Structural Engineering drawings revealed several discrepancies and/or inconsistencies. We have included these points in Appendix B. These need to be clarified in the construction documents, and, more importantly, there needs to be concurrence from the construction company that the field conditions comply with the clarified information provided.

In the package we reviewed there were a few construction activity related topics which we feel the City needs to bring closure to as well. We included those topic points in Appendix C attached.

To summarize, our review of the construction documents and construction correspondence was merely for conformance with the 2009 Michigan Building Code. Our review was of the documents listed above and for structural information only. It does not relieve the City of East Lansing building department, the Contractor, or the Engineer of Record from any contractual responsibility they may have with the project. The work C2AE has performed in this study, and this report, does not include a structural analysis or calculations of the structure, integrity or connections. There shall be no implied engineering design responsibilities for C2AE as our review was merely cursory and intended to determine compliance with the Code.

Should you have any additional questions or comments, please contact our office at your convenience for discussion.

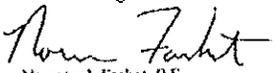
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Sincerely,

C2AE


 Brian T. Stebe, E.I.T.
 Structural Engineer


 Norman J. Farhat, P.E.
 Structural Engineer

BTS/dav

APPENDIX A:
BUILDING CODE

The comments below address the JDI Structural Engineering drawings S001 thru S301 and 8 1/2" x 11" sketches 1 thru 38, with corresponding Michigan Building Code (MBC) 2009 references:

MBC 2009 1603.1:

1. Steel column sizes, base plates and anchor rods are not specified/identified.
2. First floor steel floor joists are not clearly specified/identified with a span direction, size, or spacing.
3. Second floor to penthouse floor wood joists are not specified/identified with a span direction, size, or spacing.
4. Penthouse roof wood joists are not specified/identified with a span direction, size, or spacing.
5. Dimensioning of column grid and framing layout is not provided. Either it needs to be added or noted to refer to Architectural drawings for dimensions not shown.

MBC 2009 1603.1.4.5:

Components and cladding wind design values are not provided.

MBC 2009 2303.1.4:

1. The connection of the wood floor and roof joists to the structural framing is not provided to ensure continuous load path is maintained.

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CITY OF EAST LANSING
The Home of Michigan State University

213 Anne St.

NOTICE OF STOP WORK ORDER

Pursuant to State of Michigan Public Act 230 of 1972, section 12, you are hereby notified that you are in violation of that act as follows:

Construction on 5th floor area in violation of letter of stipulation dated June 6, 2012, specifically the provision that states "That work will be allowed under our agreement but only to the extent it is done to the minimum necessary to prevent weather damage to the structure below." Steel not necessary for prevention of weather damage for the support of brickwork was being installed today in violation of this agreement.

You are to appear at the office of Code Enforcement and Neighborhood Conservation, 410 Abbott, East Lansing, within 24 hours from receipt of this letter to show cause why construction at should not be stopped. Should you fail to respond, a **STOP WORK ORDER** will be posted on the premises.

A person shall not continue, or cause to be continued, construction in violation of a STOP CONSTRUCTION ORDER except with the permission of the Code Enforcement and Neighborhood Conservation office or by court order. A violation of a STOP CONSTRUCTION ORDER is a violation of State of Michigan law and will be prosecuted in addition to other remedies as provided for by law.

Date: June 26, 2012

Howard Asch
Code Enforcement and Neighborhood Conservation
Ph. 517-319-6878

410 Abbott Road
East Lansing, MI 48824
517-319-1311
Fax 517-319-1354
www.cityofeastlansing.com



CITY OF EAST LANSING
The Home of Michigan State University

June 27, 2012

Curt Mulder
City Construction
4045 Barden
Grand Rapids, MI 49512

RE: St. Anne project, 213 Ann St. Stop work order—request to weather tight construction

Dear Mr. Mulder:

Assessing Department
Mailing: 410 Abbot Road
East Lansing, MI 48823
(517) 319-6878
Fax (517) 319-6926
www.cityofeastlansing.com

Upon review of your request to install a stub metal wall to the minimum height necessary to attach roofing and flashing so as to prevent weather damage to the building below the roof, it is concluded that such a wall for the sole purpose of allowing the roof membrane to be anchored and finished properly to create a water dam does not violate the stop work order. It is also agreed that installing a temporary weather resistant membrane in the open wall areas of the fifth floor construction is acceptable as long as it is strictly temporary and does not include any parts or supports that would be likely to remain should construction of the fifth floor be allowed to continue. No other construction in the fifth floor area is approved at this time.

The described construction can begin at your convenience.

Sincerely,

Howard Asch

cc. Tim Dempsey
Jim Hoffman



CITY OF EAST LANSING

Quality Services for a Quality Community

MEMORANDUM

TO: George Lahanas, City Manager
FROM: Howard Asch
DATE: June 29, 2012
SUBJECT: St. Anne's project Information Requested by Council

City of East Lansing
410 Abbot Road
East Lansing, MI 48821

(517) 337-1711
www.cityofeastlansing.org

A meeting took place June 5, 2012 between me and the City Construction site supervisor regarding construction of a fifth floor that had not been approved for construction. An agreement was reached that construction would cease except that which was necessary to keep the weather from damaging the allowed construction below. A letter confirming this agreement was sent June 6, 2012

On June 26, 2012 I observed brick supports being attached to a wall on the fifth floor area. This was more than the minimum work necessary to keep out the weather. I issued a notice of stop work for the fifth floor at that time. State law requires before construction can be stopped that a notice must be posted that allows 24 hours to show cause why construction should not be stopped.

On June 27, 2012 in the absence of any cause as to why work should not be stopped, I issued the stop work order for construction on the fifth floor.

The letter and orders are attached.

I met with the contractor and developer on this matter and letter was issued clarifying that only temporary measures to prevent weather damage are allowed and only to the extent as to protect construction below the fifth floor.

State of Michigan
Uniform Law Citation

Ticket No. **75477** Victim Involved

US DOT # Incident No. Dept. No.

The People of the State of Michigan
 Township City Village County

Local Use/Arrest No. Detection Device

OF **EAST LANSING**

THE UNDERSIGNED SAYS THAT ON: Month **6** Day **26** Year **2012** At approximately A.M. P.M. Date of Birth Month **6** Day **11** Year

State Oper/Child CDL SSN (last 4 digits)

Race Sex Height Weight Hair Eyes Occupation/Employer/Student No.

Name (First, Middle, Last)
MATTHEW KRISTOPHER ELLIOTT

City **EAST LANSING** State **MICHIGAN** Zip Code **48823**

Vehicle Plate No. Year Size Vehicle Description (Year, Make, Color) Type

THE PERSON NAMED ABOVE, in violation of Local Ordinance State Law Administrative Rule

UPON **AT OR NEAR 213 ANN ST**

WITHIN CITY VILLAGE TOWNSHIP OF **East Lansing**

COUNTY OF **Ingham** DID THE FOLLOWING

Type	MCL Cite/PACC Code	Description (Waive any bond amount collected on each charge)	Charge No.
<input checked="" type="checkbox"/> Cit <input type="checkbox"/> Warn <input type="checkbox"/> Authorization pend	MCL 123.1523(1)(b)		1
<input type="checkbox"/> Cit <input type="checkbox"/> Warn <input type="checkbox"/> Authorization pend			2
<input type="checkbox"/> Cit <input type="checkbox"/> Warn <input type="checkbox"/> Authorization pend			3

TO THE COURT: Do not arraign on a felony charge until an authorized complaint is filed.

Offense Code(s) **MCL 123.1523(1)(b)** 3

Key for Type: Cit = Civil Infraction, Misd = Misdemeanor, Fel = Felony, Warn = Warning, Fug = Fugitive, Waly = Waiver for W/In Fines/Costs May be Waived, Authorization pend, = Authorization pending

Remarks/Local Address:
CONSTRUCTION IN VIOLATION OF A CONDITION OF THE BUILDING PERMIT

CHECK IF APPROPRIATE: Damage to Property Local Court Bonds Vehicle Impounded Injury License Posted in Lieu of Bond Traffic Crash Death Appearance Certificate

Person in Active Military Service Yes No None

SEE DATE BELOW - SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS

Misdemeanor Appearance Date Within 4-10 calendar days at 8:00 a.m.

Civil Infraction Appearance (response) Date Within 4-10 calendar days

Juvenile Traffic Misd. (Court will Notify) Formal Hearing Required, (Court will Notify)

In the **54B District** Court of **East Lansing, MI**

Court Address & Phone Number: **54B DISTRICT COURT, 101 LINDEN ST., EAST LANSING, MI 48823-4311, MON. - FRI. 8AM - 4:30PM**

Traffic & Civil Infractions: (517) 351-4588
Criminal Division: (517) 336-8630
Pay online at: www.54BDistrictCourt.com

I saved a copy of this civil infraction complaint upon the calendar for e-mail receipt by paying it applicable. I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.

Complainant's signature and receipt if applicable: **[Signature]** Month **7** Day **24** Year **2012**

Officer's Name (initials) **[Signature]** Officer's ID No.

Ticket No. 75477

Name

Case No.



PLANNING AND COMMUNITY DEVELOPMENT

Quality Services for a Quality Community

MEMORANDUM

TO: George Lahanas, City Manager

FROM: Darcy C. Schmitt, Planning and Zoning Administrator

DATE: May 31, 2012

SUBJECT: Modified Site Plan and Special Use Permit – 213-217 Ann Street
St. Anne Project

City of East Lansing
PLANNING AND
COMMUNITY
DEVELOPMENT
410 Abbot Road
East Lansing, MI 48823

(517) 319-6930
www.cityofeastlansing.com

At its May 23, 2012 meeting, with seven (7) members present, the East Lansing Planning Commission acted to suspend their rules and voted unanimously to recommend that the City Council approve the Modified Site Plan and Special Use Permit application from Infinity Companies, LLC for the property at 213-217 Ann Street. The proposed application would allow the applicant to construct a fifth floor penthouse to the already approved four-story, mixed-use building currently being built. The property is zoned B-3, City Center Commercial District.

Please forward to City Council to introduce and set a public hearing for July 10, 2012.



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF CONSTRUCTION CODES
IRVIN J. POKE
DIRECTOR

STEVEN H. HILFINGER
DIRECTOR

DOCUMENT #13-14

December 7, 2012

TO: Members of the Construction Code Commission
FROM: Keith Lambert, Deputy Director *KE2*
SUBJECT: Report of Assistance Requests

The bureau has **granted** assistance as follows:

- a) Oakland University, Oakland County
Project: Engineering Center Project
Services: Building, electrical, mechanical, and plumbing plan review, permit and inspection
Effective: 10/02/2012 until completion of project
- b) Central Michigan University, Isabella County
Project: Carls Center Door Security Project
Services: Building and electrical plan review, permit and inspection
Effective: 10/03/2012 until completion of project
- c) Delta County
Services: Mechanical and plumbing permit and inspection
Effective: 10/22/2012 to 11/30/12
- d) Central Michigan University, Isabella County
Project: Engineering & Technology Building
Services: Building, electrical, and mechanical plan review, permit and inspection
Effective: 10/31/2012 until completion of project

Providing for Michigan's Safety in the Built Environment

- e) Central Michigan University, Isabella County
Project: Research Laboratory Facility
Services: Electrical plan review, permit and inspection
Effective: 11/06/12 until completion of project

- f) Bessemer Township, Gogebic County
Project: Grandview Aspirus Hospital Projects
Services: Building plan review and inspection
Effective: 11/29/2012 until completion of project



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF CONSTRUCTION CODES
IRVIN J. POKE
DIRECTOR

STEVE ARWOOD
ACTING DIRECTOR

DOCUMENT #13-08

December 13, 2012

TO: Members of the Construction Code Commission

FROM: Larry Lehman, Chief
Building Division

SUBJECT: Continuing Education Program Applicants

The programs listed on the attached pages are those for which approval has been requested by providers or sponsors of continuing education programs required of building officials, inspectors and plan reviewers to renew their registrations. Document #13-08 is a list of programs that have been submitted for approval for the cycle beginning September 17, 2012 through September 16, 2015.

Each provider has documented appropriate content in relation to one or more of the continuing education categories and registrant classifications set forth in the administrative rules promulgated pursuant to 1986 PA 54.

It is the recommendation of Bureau staff that the programs submitted pursuant to the provisions of Act 54 be approved by the Commission.

LL/kld

Attachments

Providing for Michigan's Safety in the Built Environment

LARA is an equal opportunity employer
Auxiliary aids, services and other reasonable accommodations are available upon request to individuals with disabilities.
P.O. BOX 30254 • LANSING, MICHIGAN 48909
www.michigan.gov/bcc • Telephone (517) 241-9302 • Fax (517) 241-9570

* Registrants holding one or more Inspector classification are required to attend Technical and Specialty training to be eligible for reregistration at the end of the present code cycle. If that is successfully accomplished, there are no additional Technical or Specialty credits necessary to also become eligible for reregistration as either a Building Official and/or Plan Reviewer. A person who is registered **only** as a Building Official and/or Plan Reviewer **without any Inspector classification** will receive the listed Technical and/or Specialty credit towards reregistration qualification for attending this program.

Specialty approvals are granted for one of the four Inspector (trade) classifications. Inspectors receive credits only for attending programs associated with their trade; a Mechanical Inspector does not satisfy those requirements by attending a Building, Electrical or Plumbing program. Someone registered **only** as a Building Official and/or Plan Reviewer **without any Inspector classification** will receive credit for all Specialty programs attended, regardless of the trade(s).

Technical approvals are granted for programs addressing a specific code. Inspectors receive Technical credit only for programs addressing the code they enforce. Someone registered **only** as a Building Official and/or Plan Reviewer without any Inspector classification will receive credit for all Technical programs **in their** cycle which they attended, regardless of the trade.

** Programs approved for Plan Review credits satisfy unique requirements placed on Plan Reviewer registrants. Even though the title of an individual program may refer to a specific trade or code, all Plan Review program credits apply to any Plan Reviewer.

**** Credit for documented participation in/attendance at formal code change hearings conducted and reported by a nationally recognized code-promulgating organization will be recognized when the subject is a code enforced by the registrant. Credit is granted in one-hour increments and is divided between Technical and Specialty. The first hour is Technical, the second Specialty, the third Technical, the fourth Specialty, etc. Seven hours would be credited as four Technical and three Specialty, for example.

ISC = Independent Study Course

I = Internet Course

CR = Classroom

Department of Licensing and Regulatory Affairs-Bureau of Construction Codes-2012/2015 Inspector Continuing Education Programs

Program Number	Credit Hours						Contact	Organization	Phone	Title
	Admin	Comm	Spec	Tech	PR	Classification				
17135			4		4	ALL, PR**	Teri A. Francis	A Builders License Training Institute	(231) 938-3601	Overview of Building Trades
17136			1	1		EI*	Dan Radecki		(616) 395-0196	Electric Signs and Outline Lighting
17137				1		EI*	Dan Radecki		(616) 395-0196	Michigan Electrical Code Articles 200 and 210
17138				2	2	EI*, PR**	Dan Radecki		(616) 395-0196	MEC Article 250
17139			1	1		EI*	Dan Radecki		(616) 395-0196	Hazardous Locations
17140	2	1				ALL	Laura Garcia	International Code Council	(888) 422-7233	Ethics in Public Life
17141			2	1		BI*	Laura Garcia	International Code Council	(888) 422-7233	2012 IECC: Performing Residential Plan Reviews-Highlights
17142	2	2				ALL	Larry Pickel	Washtenaw Community College	(734) 677-5259	Persepctives for Code Officials: Toward Improving Administration and Communication Skills
17143			1	1		EI*, MI*	Arthur V. Weirauch	Omega Flex Inc	(610) 280-4114	TracPipe CounterStrike Installation Training
17144			3			ALL	Michael D. Crall	Hilti Inc	(616) 916-5547	Life Safety for Thru Penetrations
17145			3			BI*	Michael D. Crall	Hilti Inc	(616) 916-5547	Structural Steel Course
17146			2			ALL	Michael D. Crall	Hilti Inc	(616) 916-5547	Firestop-A Comprehensive Review
17147	2		1			BI*	Steven R. Sheldon		(616) 662-1073	Residential Builder Competency in Law, Safety and Codes
17148			24	16		PI*	Cynthia H. Maher	Michigan Plumbing & Mechanical Contractors Assn. Inc.	(517) 484-5500	Backflow Certification for Testers
17149			3			BI*	Kimberly Riley	International Code Council	(888) 422-7233	Special Inspections-Implementing and Managing IBC, Chapter 17 Requirements for Building Departments
17150				2		PI*	Caroline Darden	Environmental and Medical Gas Services Inc	(770) 459-5920	NFPA 99C (2005 Edition) Condensed Course

Department of Licensing and Regulatory Affairs-Bureau of Construction Codes-2012/2015 Inspector Continuing Education Programs

17151				1	PR**	Chris Lindeboom	iLevel by Weyerhaeuser	(616) 866-2186	Tall Wall Application
17152				2	PR**	Chris Lindeboom	iLevel by Weyerhaeuser	(616) 866-2186	Wall Bracing and Architectural Design
17153			2		BI*	Linda Jeng	Dow Building Solutions	(989) 638-3900	2009 IECC and Residential Building Design Practices
17154			1		BI*	Linda Jeng	Dow Building Solutions	(989) 638-3900	2009 IECC and Commercial Building Design Practices
17155			2		BI*	Usha Mennono	DLARA/BCC/Plan Review	(517) 241-9328	Barrier Free Design
17156				1	PR**	Usha Mennono	DLARA/BCC/Plan Review	(517) 241-9328	Barrier Free Design-Update
17157			2		BI*, EI*	George Herrity	DLARA/BCC/Plan Review	(517) 241-9328	2009 Michigan Building Code, Section 907-Fire Alarm and Detection Systems
17158				2	PR**	George Herrity	DLARA/BCC/Plan Review	(517) 241-9328	Michigan Fireworks Safety Act, 2011 PA 256
17159	2				ALL	Les Thomas	Michigan Dept. of Environmental Quality	(517) 335-3448	Introduction to Floodplain Management and Summary of State Construction Code Permit and Related Floodplain Regulatory Requirements
17160	1				ALL	Les Thomas	Michigan Dept. of Environmental Quality	(517) 335-3448	General Overview of Floodplain Management and Related Regulatory Requirements
17161			2		BI*	Les Thomas	Michigan Dept. of Environmental Quality	(517) 335-3448	Floodplain Management 101-Details of State Construction Code Permit and Related Floodplain Regulatory Requirements
17162				3	PR**	Gloria S. Walker		(313) 784-3716	Residential Plan Review-Part 1
17163				3	PR**	Gloria S. Walker		(313) 784-3716	Residential Plan Review-Part 2
17164				3	PR**	Gloria S. Walker		(313) 784-3716	Structural Plan Review of Residential Structures
17165	3				ALL	Keith A. Woodcock	DRACO/C4 Code Education Services	(734) 771-2210	Builder's License Law Change and Their Effect on a Building Department

Department of Licensing and Regulatory Affairs-Bureau of Construction Codes-2012/2015 Inspector Continuing Education Programs

17166	3		2	2		BI*	Keith A. Woodcock	DRACO/C4 Code Education Services	(734) 771-2210	Residential Builders License Contintued Competency-Part 1
17167	2		2	3		BI*	Keith A. Woodcock	DRACO/C4 Code Education Services	(734) 771-2210	Residential Builders License Contintued Competency-Part 2
17168				3		BI*	Keith A. Woodcock	DRACO/C4 Code Education Services	(734) 771-2210	Residential Builders License Contintued Competency-Part 3
17169	1		2			BI*	Keith A. Woodcock	DRACO/C4 Code Education Services	(734) 771-2210	Lead Safety Certification Laws and Their Effect on Act 54 Inspectors
17170			4			BI*, EI*, MI*, PI	Keith A. Woodcock	DRACO/C4 Code Education Services	(734) 771-2210	Damage Assessment and the Michigan Building Codes
17171			3			BI*	Bradley A. Raymond	DRACO, City of Dearborn	(517) 424-6548	Soils and Foundations
17172			3			BI*	Bradley A. Raymond	DRACO, City of Dearborn	(517) 424-6548	Barrier Free Design Requirements
17173				3		BI*	Bradley A. Raymond	DRACO, City of Dearborn	(517) 424-6548	Elevators, Special Construction, Encroachments in the Public R.O.W., Safeguards during Construction
17174				3		BI*	Bradley A. Raymond	DRACO, City of Dearborn	(517) 424-6548	Glass and Glazing, Gypsum Board and Plaster
17175				3		BI*	Bradley A. Raymond	DRACO, City of Dearborn	(517) 424-6548	Interior Environments and Exterior Walls: Chapters 12 & 14
17176				3		BI*	Bradley A. Raymond	DRACO, City of Dearborn	(517) 424-6548	Fire Protection Systems: Chapter 9
17177					3	ALL	Bradley A. Raymond	DRACO, City of Dearborn	(517) 424-6548	Structural Loads, Tests, and Inspections
17178					2	ALL	Todd Cordill	DLARA/BCC/Plan Review	(517) 241-9328	Plan Review Per the Michigan Rehabilitation Code
17179					2	ALL	Todd Cordill	DLARA/BCC/Plan Review	(517) 241-9328	The Review of Site Plans for Code Compliance
17180				2		BI*	Todd Cordill	DLARA/BCC/Plan Review	(517) 241-9328	2009 Michigan Building Code
17181					2	ALL	Todd Cordill	DLARA/BCC/Plan Review	(517) 241-9328	Michigan Barrier Free Design Requirements
17182					2	ALL	Todd Cordill	DLARA/BCC/Plan Review	(517) 241-9328	The Michigan Uniform Energy Code

Department of Licensing and Regulatory Affairs-Bureau of Construction Codes-2012/2015 Inspector Continuing Education Programs

17183					1	ALL	Todd Cordill	DLARA/BCC/Plan Review	(517) 241-9328	The Barrier Free Design Exception Process and It's Role in Plan Review
17184					2	ALL	Todd Cordill	DLARA/BCC/Plan Review	(517) 241-9328	Plan Review
17185					2	ALL	Todd Cordill	DLARA/BCC/Plan Review	(517) 241-9328	Plan Review of Storm Shelters
17186	3					ALL	Ardys D. Bennett	DRACO	(313) 274-3492	Administration: What is Meant By It?
17187	3					ALL	Ardys D. Bennett	DRACO	(313) 274-3492	Administration of Building Code
17188	3					ALL	Ardys D. Bennett	DRACO	(313) 274-3492	Duties of an Inspector, Chapter 1 of the Michigan Building Code
17189	3					ALL	Ardys D. Bennett	DRACO	(313) 274-3492	Code Enforcement
17190	3					ALL	Ardys D. Bennett	DRACO	(313) 274-3492	Building Department Reports
17191	3					ALL	Ardys D. Bennett	DRACO	(313) 274-3492	Methods and Materials
17192		3				ALL	Ardys D. Bennett	DRACO	(313) 274-3492	How Do We Communicate with Confidence?
17193		3				ALL	Ardys D. Bennett	DRACO	(313) 274-3492	Report Writing
17194		3				ALL	Ardys D. Bennett	DRACO	(313) 274-3492	Communication with Homeowners, Contractors, Mayor and Council
17195		3				ALL	Ardys D. Bennett	DRACO	(313) 274-3492	Communications
17196			3			BI*	Ardys D. Bennett	DRACO	(313) 274-3492	Alternative Foundation Systems
17197			3			BI*	Ardys D. Bennett	DRACO	(313) 274-3492	Principles of Concrete Construction-Part 1
17198			3			BI*	Ardys D. Bennett	DRACO	(313) 274-3492	Principles of Concrete Construction-Part 2
17199				3		BI*	Ardys D. Bennett	DRACO	(313) 274-3492	Michigan Residential Code (One and Two Family)-Part 1
17200				3		BI*	Ardys D. Bennett	DRACO	(313) 274-3492	Michigan Residential Code (One and Two Family)-Chapters 7-10, 21, 27, and Related Appendices-Part 2
17201				3		BI*	Ardys D. Bennett	DRACO	(313) 274-3492	2006 Michigan Building Code-Chapter 7
17202				3		BI*	Ardys D. Bennett	DRACO	(313) 274-3492	Steel Design in New Construction-Part 1
17203				3		BI*	Ardys D. Bennett	DRACO	(313) 274-3492	Steel Design in New Construction-Part 2

Department of Licensing and Regulatory Affairs-Bureau of Construction Codes-2012/2015 Inspector Continuing Education Programs

17204				3	BI*	Ardys D. Bennett	DRACO	(313) 274-3492	Roof and Roof Structures
17205				3	ALL	Ardys D. Bennett	DRACO	(313) 274-3492	Residential Plan Review-Part 1
17206				3	ALL	Ardys D. Bennett	DRACO	(313) 274-3492	Residential Plan Review-Part 2
17207				3	ALL	Ardys D. Bennett	DRACO	(313) 274-3492	Wood Frame Structures Plan Review-Part 1
17208				3	ALL	Ardys D. Bennett	DRACO	(313) 274-3492	Wood Frame Structures Plan Review-Part 2
17209				3	ALL	Ardys D. Bennett	DRACO	(313) 274-3492	Concrete: Masonry Plan Review
17210			4		BI*, MI*	Nichole Fraley		(248) 347-4975	Fire Pump Systems
17211	2	2			ALL	Michael G. Loper	Oakland County Homeland Security Division	(248) 858-5300	Local Damage Assessment Workshop
17212	2				ALL	Irvin J. Poke	Bureau of Construction Codes	(517) 241-9302	Construction Board of Appeals
17213	3				ALL	Benedetto Tiseo		(248) 888-1300	Legislative Advocacy
17214			2	2	BI*	Paul Scelsi	Air Vent	(214) 589-7260	Attic Ventilation: Ask the Expert™
17215			2		MI*, PI*	John Pritchard	Lubrizol Advanced Materials	(312) 215-2089	Overview of CPVC Applications for the Plumbing, Industrial, Hydronic and Process Piping Industries
17216			3		MI*	John Pritchard	Lubrizol Advanced Materials	(312) 215-2089	Proper Installation of a CPVC Piping System for Fire Protection
17217	2				ALL	Michael Reagan		(231) 924-0305	The Permit Process
17218		1			ALL	Michael Reagan		(231) 924-0305	The Truth is in the Middle
17219				2	PR**	Michael Reagan		(231) 924-0305	Effective Use of the Code
17220				2	PR**	Michael Reagan		(231) 924-0305	Types of Occupancies
17221				4	PR**	Michael Reagan		(231) 924-0305	Detailed Types of Occupancies
17222		1			ALL	Irvin J. Poke	Bureau of Construction Codes	(517) 241-9302	Board of Appeals Document
17223				2	BI*	Robert C. Rabeler		(517) 887-9181	Soil and Foundations
17224				2	BI*	Robert C. Rabeler		(517) 887-9181	Special Inspections
17225			2		PI*	Dan McClary	PIAM	(248) 379-6378	Grease and Oil Interceptor Training Seminar
17226			2		PI*	Dan McClary	PIAM	(248) 379-6378	Tankless Water Heaters
17227			2		PI*	Dan McClary	PIAM	(248) 379-6378	On-Demand Recirculation Pump Systems

Department of Licensing and Regulatory Affairs-Bureau of Construction Codes-2012/2015 Inspector Continuing Education Programs

17228				2		BI*	Thomas J. Koster	Residential Structure	(248) 345-8922	Wind Bracing and Portal Framing Requirements-Common Local Applications (MRC)
17229				3		MI*	Sue Schippert	MIAM	(248) 649-5443	Code Requirements-Hydrogen and CNG
17230	2		4	2		MI*, ALL	Sue Schippert	MIAM	(248) 649-5443	Geothermal Heating, Cooling and Hot Water
17231					3	PR**	Sue Schippert	MIAM	(248) 649-5443	Mechanical Plan Review and Industrial Applications
17232				4		MI*	Sue Schippert	MIAM	(248) 649-5443	Fire and Smoke Dampers Installation w/ Controls
17233				3		MI*	Sue Schippert	MIAM	(248) 649-5443	Mechanical Code Provisions for Duct Systems, Chapter 6
17234			2	6		MI*	Sue Schippert	MIAM	(248) 649-5443	Michigan Mechanical Code Refresher and New Products
17235					3	PR**	Sue Schippert	MIAM	(248) 649-5443	Commerical Plan Review, White Box Build Outs
17236			3			MI*	Sue Schippert	MIAM	(248) 649-5443	Kitchen Exhaust Hood
17237				3		MI*	Sue Schippert	MIAM	(248) 649-5443	Ventilation Air and Alternative Mehtods to Meet the Code
17238				3		MI*	Sue Schippert	MIAM	(248) 649-5443	Combustion Air
17239				4		MI*	Sue Schippert	MIAM	(248) 649-5443	Duct Sealing and Insulation
17240				4		MI*	Sue Schippert	MIAM	(248) 649-5443	Fire and Smoke Dampers Installation w/ Controls
17241				2	2	MI*	Sue Schippert	MIAM	(248) 649-5443	ASHRAE/IESHNA STD 90.1-1999 Seminar
17242					3	PR**	Sue Schippert	MIAM	(248) 649-5443	Commerical Kitchen Plan Review
17243	2	2				ALL	Sue Schippert	MIAM	(248) 649-5443	Inspection Professionalism/Administration of Mechanical Permits
17244					3	PR**	Sue Schippert	MIAM	(248) 649-5443	Building Sprinkler Systems
17245					4	PR**	Sue Schippert	MIAM	(248) 649-5443	Hood Fire Suppression
17246					3	PR**	Sue Schippert	MIAM	(248) 649-5443	Hood Fire Suppression
17247					3	PR**	Sue Schippert	MIAM	(248) 649-5443	Plan Review-Commerical and Residential Techniques
17248			3			MI*	Sue Schippert	MIAM	(248) 649-5443	Refrigeration 410A
17249			3			MI*	Sue Schippert	MIAM	(248) 649-5443	Geothermal System Devices

Department of Licensing and Regulatory Affairs-Bureau of Construction Codes-2012/2015 Inspector Continuing Education Programs

17250	3				ALL	Sue Schippert	MIAM	(248) 649-5443	2009 Michigan Codes and ICC Legal Aspects of Code Administration
17251	3				ALL	Sue Schippert	MIAM	(248) 649-5443	Forbes Mechanical Act & MRC Chapter One
17252	5				ALL	Bob Peterson	Bob Peterson Code Services	(269) 373-6195	Admin 1 (Updated Code)
17253	5				ALL	Bob Peterson	Bob Peterson Code Services	(269) 373-6195	Admin 2, MBC, Chapter 1, Section 101-106 (Updated Code)
17254	6				ALL	Bob Peterson	Bob Peterson Code Services	(269) 373-6195	Admin 3, MBC, Chapter 1, Sections 107-115 (Updated Code)
17255			5		BI*	Bob Peterson	Bob Peterson Code Services	(269) 373-6195	MBC: Soils & Foundations (Updated Code)
17256			5		BI*	Bob Peterson	Bob Peterson Code Services	(269) 373-6195	MRC: Building Definitions (Updated Code)
17257			4		BI*	Bob Peterson	Bob Peterson Code Services	(269) 373-6195	MRC: Foundations (Updated Code)
17258			5		BI*	Bob Peterson	Bob Peterson Code Services	(269) 373-6195	Mechanical & Plumbing Definitions for Building Inspectors
17259			5		MI*	Bob Peterson	Bob Peterson Code Services	(269) 373-6195	MMC: Definitions
17260			5		MI*	Bob Peterson	Bob Peterson Code Services	(269) 373-6195	MMC: General Regulations
17261			5		MI*	Bob Peterson	Bob Peterson Code Services	(269) 373-6195	MMC: Exhaust Systems
17262			5		MI*	Bob Peterson	Bob Peterson Code Services	(269) 373-6195	MMC: Duct Systems
17263			4		MI*	Bob Peterson	Bob Peterson Code Services	(269) 373-6195	MMC: Fule Gas
17264			5		EI*	Bob Peterson	Bob Peterson Code Services	(269) 373-6195	Power & Lighting Distribution
17265			5		EI*	Bob Peterson	Bob Peterson Code Services	(269) 373-6195	Branch Circuit & Feeder Requiremetns
17266			5		EI*	Bob Peterson	Bob Peterson Code Services	(269) 373-6195	Services
17267			4		EI*	Bob Peterson	Bob Peterson Code Services	(269) 373-6195	Electrical Definitions

Department of Licensing and Regulatory Affairs-Bureau of Construction Codes-2012/2015 Inspector Continuing Education Programs

17268				5		EI*	Bob Peterson	Bob Peterson Code Services	(269) 373-6195	Electrical: General Requirements & 2008 NEC Electrical Code: Wiring Methods & Materials
17269				5		PI*	Bob Peterson	Bob Peterson Code Services	(269) 373-6195	MPC T-5 Plumbing Definitions
17270				4		PI*	Bob Peterson	Bob Peterson Code Services	(269) 373-6195	MPC T-4 Plumbing Fixtures, Faucets, and Fixture Fittings
17271				5		PI*	Bob Peterson	Bob Peterson Code Services	(269) 373-6195	MPC T-5 Water Heater Requirements
17272				5		PI*	Bob Peterson	Bob Peterson Code Services	(269) 373-6195	MPC T-5 Water Supply and Distribution
17273				5		PI*	Bob Peterson	Bob Peterson Code Services	(269) 373-6195	MPC T-5 Sanitary Drainage for Plumbing Systems
17274			6			ALL	Bob Peterson	Bob Peterson Code Services	(269) 373-6195	Building Radon Out
17275	1		1			ALL (Admin Only), PI*	Richard Lussier	TOTO, USA	(773) 706-3945	Water Efficient Plumbing
17276			1	1	1	ALL, PR**	Robert M. Cramer	Generac Power Systems	(262) 893-4375	Bridging the Generator Gap
17277			3			ALL	Laura Garcia	International Code Council	(888) 422-7233	Transitioning to the 2D/3D Digital Review Process: Going Paperless (One Time Only)
17278			4	4		PI*	Adrienne Bennett	Products Direct, LLC	(313) 399-2447	Plumbing & Medical Gas Systems in Health Care Settings
17279					3	PR**	Russell Thornburg		(507) 451-0435	Fire Resistance Construction-Dwelling & Townhouses
17280			2	1		ALL	Russell Thornburg		(507) 451-0435	2009 International Property Maintenance Code
17281			16			EI*	Nicola Donaven	American Trainco	(303) 531-4560	Variable Frequency Drives
17282				3		BI*	Thomas Koster	Residential Structure	(248) 345-8922	Wind Bracing Practicum-MRC 2009
17283			4			BI*, MI*	Nichole Fraley	Underwood Fire Equipment, Inc.	(248) 347-4975	NFPA #25
17284				15		EI*	Roland J. Fischer		(989) 980-3857	2008 NEC Update
17285			5	5		EI*	Roland J. Fischer		(989) 980-3857	Inspecting Wiring Methods & Materials-2008 NEC. Chapters 1 & 2

Department of Licensing and Regulatory Affairs-Bureau of Construction Codes-2012/2015 Inspector Continuing Education Programs

17286			5	5		EI*	Roland J. Fischer		(989) 980-3857	Inspecting Wiring Methods & Materials-2008 NEC, Chapters 3 & 4
17287			5	5		EI*	Roland J. Fischer		(989) 980-3857	Inspecting Wiring Methods & Materials-2008 NEC, Chapters 5 & 6
17288			2	3		EI*	Roland J. Fischer		(989) 980-3857	Inspecting Wiring Methods & Materials-2008 NEC, Chapters 7-9
17289			5	5		EI*	Roland J. Fischer		(989) 980-3857	2008 NEC-Wiring Methods & Materials
17290					5	PR*	Roland J. Fischer		(989) 980-3857	Plan Review: The 2008 NEC
17291			3			BI*	Laura Garcia	International Code Council	(888) 422-7233	2012 IBC Update
17292			3			BI*	Laura Garcia	International Code Council	(888) 422-7233	2012 IRC Update
17293			3			ALL	Laura Garcia	International Code Council	(888) 422-7233	Substantial Improvement / Substantial Damage Desk Reference
17294				5		EI*	Patrick Snyder	Snyder Code Services	(765) 481-9336	Understanding the Code Provisions for Special Occupancies
17295			5			EI*	Patrick Snyder	Snyder Code Services	(765) 481-9336	Inspecting Electrical Special Occupancies
17296				5		EI*	Patrick Snyder	Snyder Code Services	(765) 481-9336	Understanding the Code Provisions for Equipment for General Use
17297				5		EI*	Patrick Snyder	Snyder Code Services	(765) 481-9336	Understanding the Code Provisions for Electrical Systems
17298			2			EI*	Patrick Snyder	Snyder Code Services	(765) 481-9336	Inspecting Special Conditions & Communications Systems
17299				6		EI*	Patrick Snyder	Snyder Code Services	(765) 481-9336	Understanding the Code Provisions for Residential Electrical Installations
17300			4			EI*	Patrick Snyder	Snyder Code Services	(765) 481-9336	Inspecting Residential Electrical Installations
17301				3		EI*	Patrick Snyder	Snyder Code Services	(765) 481-9336	Understanding the Code Provisions Wiring Methods & Materials
17302			2			EI*	Patrick Snyder	Snyder Code Services	(765) 481-9336	Inspecting Wiring Methods & Materials
17303			5			EI*	Patrick Snyder	Snyder Code Services	(765) 481-9336	Inspecting Electrical Systems

Department of Licensing and Regulatory Affairs-Bureau of Construction Codes-2012/2015 Inspector Continuing Education Programs

17304			2			BI*	Douglas Davis		(269) 751-4101	Superior Walls Precast Foundations and the 2009 MRC
17305				2	1	ALL	Charles D. Skopekja	Demilec USA LLC	(317) 432-3043	Spray Polyurethane Foam and the ICC Building Codes Technical and Plan Review
17306			2			ALL	Glen H. Gaskill	Powers Fasteners Inc	(248) 543-8600	Inspector's Guide to Inspection of Anchors
17307		2	5	3		ALL	Laura Garcia	International Code Council	(708) 799-2300	2012 Code & Final Hearing: IBC-Fire Safety
17308		2	5	3		ALL	Laura Garcia	International Code Council	(708) 799-2300	2012 Code & Final Hearing: IBC-General
17309		2	5	3		ALL	Laura Garcia	International Code Council	(708) 799-2300	2012 Code & Final Hearing: IBC-Egress
17310		2	5	3		ALL	Laura Garcia	International Code Council	(708) 799-2300	2012 Code & Final Hearing: International Fuel Gas Code
17311		2	5	3		ALL	Laura Garcia	International Code Council	(708) 799-2300	2012 Code & Final Hearing: IBC-International Plumbing Code & International Private Sewage Disposal Code
17312		2	5	3		ALL	Laura Garcia	International Code Council	(708) 799-2300	2012 Code & Final Hearing: IBC-International Existing Building Code-Structural
17313		2	5	3		ALL	Laura Garcia	International Code Council	(708) 799-2300	2012 Code & Final Hearing: IBC-International Building Code-Structural
17314		2	5	3		ALL	Laura Garcia	International Code Council	(708) 799-2300	2012 Code & Final Acion Hearing: International Mechanical Code
17315				5		BI*	Bob Peterson	Bob Peterson Code Services	(269) 373-6195	MBC: Means of Egress (Updated Code)
17316		2				ALL	Bob Peterson	Bob Peterson Code Services	(269) 373-6195	Powerful Communications
17317					3	PR*	Bob Peterson	Bob Peterson Code Services	(269) 373-6195	Plan Review 1-Abbreviations and Foundation Plan
17318					4	PR*	Bob Peterson	Bob Peterson Code Services	(269) 373-6195	Plan Review 2-Floor Plan and Identification Symbols
17319			1		1	BI*, PR**	George Little	RECI	(248) 542-7567	Property Maintenance Code Plus Plan Review

Department of Licensing and Regulatory Affairs-Bureau of Construction Codes-2012/2015 Inspector Continuing Education Programs

17320				3		BI*	Larry Pickel	Washtenaw Community College	(734) 677-5259	Means of Egress: Technical Code Requirements
17321	2	1				ALL	Keith A. Woodcock	C4 Code Education / DRACO	(734) 771-2210	The Demolition Process: A to Z
17322	1					ALL	Dan O'Donnell	DLARA/BCC/Electrical Division	(517) 241-9320	Traits of a Good Inspector
17323			2	2		EI*	Dan O'Donnell	DLARA/BCC/Electrical Division	(517) 241-9320	Cables and Conductors
17324				15		EI*	Dan O'Donnell	DLARA/BCC/Electrical Division	(517) 241-9320	2008 MEC/NEC Code Update and Analysis
17325		1				ALL	Dan O'Donnell	DLARA/BCC/Electrical Division	(517) 241-9320	Acts, Codes and Rules that Regulate the Electrical Industry in the State of Michigan
17326		1				ALL	Dan O'Donnell	DLARA/BCC/Electrical Division	(517) 241-9320	Effective Communication
17327				2		EI*	Dan O'Donnell	DLARA/BCC/Electrical Division	(517) 241-9320	Significant Changes to the 2008 Michigan Electrical Code
17328				1		EI*	Dan O'Donnell	DLARA/BCC/Electrical Division	(517) 241-9320	Significant Changes in the 2008 Michigan Electrical Code-Part 2
17329				2		BI*, EI*	Dan O'Donnell	DLARA/BCC/Electrical Division	(517) 241-9320	Photovoltaic Systems (1)
17330				2		EI*	Dan O'Donnell	DLARA/BCC/Electrical Division	(517) 241-9320	Photovoltaic Systems (2)
17331	2					ALL	Dan O'Donnell	DLARA/BCC/Electrical Division	(517) 241-9320	Michigan Electrical Code and Laws
17332			2	2		EI*	Dan O'Donnell	DLARA/BCC/Electrical Division	(517) 241-9320	Understanding Grounding & Bonding
17333			2			EI*	Dan O'Donnell	DLARA/BCC/Electrical Division	(517) 241-9320	Michigan Electrical Code Laws
17334			4	2		EI*	Dan O'Donnell	DLARA/BCC/Electrical Division	(517) 241-9320	Understanding Grounding & Bonding
17335					1	PR**	Stephen W. Bennett	Engineering Specification Team	(303) 882-4818	3 Standards of Cast Iron Soil Pipe & Couplings
17336			1	3		PI*	Robert G. Konyndyk	DLARA/BCC/Plumbing Division	(517) 241-9330	2012 Michigan Plumbing Code Update
17337				2	1	BI*, PR**	Robert Clark	APA-The Engineered Wood Association	(734) 823-5412	R602.10-Wall Bracing & APA Simplified Wall Bracing

Department of Licensing and Regulatory Affairs-Bureau of Construction Codes-2012/2015 Inspector Continuing Education Programs

17338		2				ALL	Ronald J. Deering	RJ Deering Electrical Training, LLC	(269) 760-7053	Becoming a Better Inspector- Sharpening Your Communication
17339				3		BI*	Kenneth LaBelle	Diversified Professional Services Inc	(810) 908-8055	Means of Egress
17340			1	1	5	ALL	Kenneth LaBelle	Diversified Professional Services Inc	(810) 908-8055	Residential Plan Review
17341		3				ALL	Kenneth LaBelle	Diversified Professional Services Inc	(810) 908-8055	Report Writing and Communication
17342	2	1	1			ALL (Admin/Comm), BI*	Kenneth LaBelle	Diversified Professional Services Inc	(810) 908-8055	Building Inspections after a Natural Disaster
17343				3		BI*	Kenneth LaBelle	Diversified Professional Services Inc	(810) 908-8055	Height and Area
17344			3			PI*	Warren M. Wisner	SEMPIA	(734) 475-2425	Chapter 7, 2006 Michigan Plumbing Code: Materials & Joints, Also Common Questions About Cast Iron Soil Pipe
17345				2		MI*, PI*	Warren M. Wisner	SEMPIA	(734) 475-2425	2006 Michigan Plumbing Code, Chapter 5 and Michigan Mechanical Code, Chapter 10-Water Heaters
17346				3		PI*	Warren M. Wisner	SEMPIA	(734) 475-2425	ICC ANSI A117.1-2003 Barrier Free Plumbing Elements and Facilities
17347			2			PI*	Warren M. Wisner	SEMPIA	(734) 475-2425	Back Water Valve Requirements
17348					3	PR**	Warren M. Wisner	SEMPIA	(734) 475-2425	Standards and Specifications for Fittings and Piping from 2006 Michigan Plumbing Code and 2006 International Fuel Gas Code
17349			2			PI*	Warren M. Wisner	SEMPIA	(734) 475-2425	Water Supply and Distribution/Sanitary Drainage
17350			3			MI*, PI*	Warren M. Wisner	SEMPIA	(734) 475-2425	Standards and Specifications for Fittings and Piping from 2006 Michigan Plumbing Code and 2006 International Fuel Gas Code
17351				3		PI*	Warren M. Wisner	SEMPIA	(734) 475-2425	Water Supply and Distribution/Sanitary Drainage

Department of Licensing and Regulatory Affairs-Bureau of Construction Codes-2012/2015 Inspector Continuing Education Programs

17352			3			PI*	Warren M. Wisner	SEMPIA	(734) 475-2425	Stainless Steel Grease Interceptors and Monitoring System
17353			2			PI*	Warren M. Wisner	SEMPIA	(734) 475-2425	Sewage Piping Systems/Michigan Plumbing Code 2006
17354				3		PI*	Warren M. Wisner	SEMPIA	(734) 475-2425	Grease and Oil Interceptor Training Seminar
17355			2			PI*	Warren M. Wisner	SEMPIA	(734) 475-2425	Gas and Vacuum Systems
17356				2		PI*	Warren M. Wisner	SEMPIA	(734) 475-2425	Gas and Vacuum Systems
17357					3	PR**	Warren M. Wisner	SEMPIA	(734) 475-2425	Mechanical and Plumbing Plan Review
17358					3	PR**	Warren M. Wisner	SEMPIA	(734) 475-2425	Sewage Pumping Systems/2009 Michigan Plumbing Code
17359				3		PI*	Warren M. Wisner	SEMPIA	(734) 475-2425	PEX Chlorine Resistant Tube Markings Zero Lead Mandater
17360				3		PI*	Warren M. Wisner	SEMPIA	(734) 475-2425	Press Technology for Pipe Joining
17361			3			PI*	Warren M. Wisner	SEMPIA	(734) 475-2425	PEX Chlorine Resistant Tube Markings Zero Lead Mandater
17362			3	4	1	PI*, PR**	Curtis E. Stowe	CIT-Certified Inspector Training	(586) 436-0450	2009 Michigan Plumbing Code (Chapters 5-8)
17363	1		3	3	1	ALL (Admin Only), BI*, PR**	Curtis E. Stowe	CIT-Certified Inspector Training	(586) 436-0450	2009 Michigan Residential Code
17364			3	4	1	MI*, PR**	Curtis E. Stowe	CIT-Certified Inspector Training	(586) 436-0450	2009 Michigan Mechanical Code
17365			2	2		EI*, PR**	George Little	IAEI-Michigan Chapter	(248) 933-1139	1 & 2 Family Dwellings Electrical Systems-Part 1
17366			2	2		EI*, PR**	George Little	IAEI-Michigan Chapter	(248) 933-1139	1 & 2 Family Dwellings Electrical Systems-Part 2
17367			1		2	EI*, PR**	George Little	IAEI-Michigan Chapter	(248) 933-1139	NEC, Article 517: Healthcare Facilities & Code Panel
17368			1	1		EI*	Robert Barna	Reciprocal Electrical Council, Inc.	(248) 542-7567	Troublesome Installations-Chapters 1 through 3
17369	1					ALL	Irvin J. Poke	Bureau of Construction Codes	(517) 241-9302	Administrative/Legislative Update

Department of Licensing and Regulatory Affairs-Bureau of Construction Codes-2012/2015 Inspector Continuing Education Programs

17370			2		ALL	Irvin J. Poke	Bureau of Construction Codes	(517) 241-9302	Smoke Alarm Requirements for 1 & 2 Family Dwellings, Alterations and Additions
17371			2	1	MI*	Warren M. Wisner	SEMPIA	(734) 475-2425	Boiler's
17372			2	2	MI*	Warren M. Wisner	SEMPIA	(734) 475-2425	The Theory of Infraed Radiant Heat
17373			1		ALL	Larry Lehman	LARA/BCC/Building Division	(517) 241-9317	Manufactured Housing and Inspections
17374					12 PR**	Bob Peterson	Bob Peterson Code Services	(269) 373-6195	Independent Study Plan Review
17375		1			ALL	Larry Lehman	LARA/BCC/Building Division	(517) 241-9317	Bureau of Construction Codes Panel Discussion (One Time Only)
17376			2		MI*	Norwood Bates	LARA/BCC/Mechanical Division	(517) 241-9325	Value Engineering & Proper Citing of Violations
17377	3				ALL	Kevin J. Keyes	BS&A Software	(517) 641-8900	Managing Community Development Data Using BS&A Building Department.net Software
17378			1	2	BI*	Mike Ziemer	Monsma Marketing	(616) 914-6152	Sealing the Envelope, Weather Resistant Barriers and Flashings
17379			3		BI*	John Gruber	Sheppard Engineering	(248) 585-4240	Wood Truss Inspection, Bracing and Field Problems
17380			1	1	MI*	Robert Torbin	Omega Flex Inc	(413) 388-2390	Training of State and Local Inspectors on CounterStrike CSST Gas Piping



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF CONSTRUCTION CODES
IRVIN J. POKE
DIRECTOR

STEVE ARWOOD
ACTING DIRECTOR

DOCUMENT #13-07

December 13, 2012

TO: Members of the Construction Code Commission

FROM: Larry Lehman, Chief
Building Division

SUBJECT: Continuing Education Instructor Applications

Attached is a list of those individuals who have applied for approval as instructors of continuing education programs required of building officials, inspectors and plan reviewers. The instructors listed have been granted lifetime approval.

Each has documented training and experience in the topic which they propose to teach.

It is the recommendation of Bureau staff that they be approved as instructors by the Commission.

LL/kld

Attachments

Providing for Michigan's Safety in the Built Environment

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Department of Licensing and Regulatory Affairs-Bureau of Construction Codes-2012/2015 New Instructors

Instructor

Instructor Number	Last Name	First Name	MI	Affiliation/Experience
2036	Gogolski	James	P	Hoover Treated Wood Products
2037	Loper	Michael	G	Oakland Co Homeland Security Division
2038	Lussier	Richard	J	TOTO, USA
2039	Cramer	Robert	M	Generac Power Systems
2040	Widney	Jonathan		International Code Council
2041	Phillips	Thomas		International Code Council
2042	Gould	Bill		International Code Council
2043	Conrad	David	L	International Code Council
2044	VanNote	Stephan	A	International Code Council
2045	Bennett	Stephen	W	Engineering Specification Team
2046	Joros	Jim		American Trainco
2047	Roderick	Victor		American Trainco
2048	Donovan	William	F	IAEI-Michigan Chapter
2049	Keyes	Kevin	J	BS&A Software
2050	Latuszek	Jeremy	L	BS&A Software
2051	Ziemer	Michael	R	Monsma Marketing

Department of Licensing and Regulatory Affairs-Bureau of Construction Codes-2012/2015 Renewal Instructors

Instructor Number	Last Name	First Name	MI	Affiliation/Experience
1528	Gruber	John	J	Sheppard Engineering
1850	Henning	James		Driesenga & Associates

BUILDING OFFICIALS RECOMMENDED FOR CCC APPROVAL

BALLARD, Frank R.
Registered Building Inspector and Plan Reviewer (001115) since 08/1987
Replacing Scott Winter (005409)
Branch County

BOWERS, Gary L.
Registered Building Inspector and Plan Reviewer (002549) since 11/1990
Replacing Daniel Murray (000429)
City of Pleasant Ridge – Oakland County

DEVLAEMINCK, Steven J.
Registered Building Inspector (01/2004) and Plan Reviewer (005059) since 11/2006
Additional Building Official
City of Grand Rapids – Kent County

FOLTZ, Nathan M.
Registered MI/PI/PR (004285) since 10/1999
Additional Building Official
City of East Lansing – Ingham County

GAGLIARDO, Anthony
Registered BO/BI/PR since 2010 (and prior registration)
Reapplication for non-renewal
Lake County

GROSS, John M.
Registered MI/PI/PR since (004929) 03/2003
Additional Building Official
City of East Lansing – Ingham County

HARDER, Gerald E.
Registered Building Inspector and Plan Reviewer (004181) since 11/1998
Additional Building Official
City of Inkster – Wayne County

HARDIN, R. Wayne
Registered Building Inspector and Plan Reviewer (005666) since 05/2010
Additional Building Official
Village of Edwardsburg – Cass County

HIRES, Mark D.

Registered Building Inspector and Plan Reviewer (004813) since 07/2002

Additional Building Official

Bedford Charter Township – Calhoun County

MILLER, Chad D.

Registered Building Inspector (004854) since 11/2002 / Building Official since 03/2009

Reapplication for non-renewal

DeWitt Charter Township – Clinton County

SCHANG, David A.

Registered BO/BI/MI/PR (000499) since 08/1987

Reapplication for non-renewal

Holly Township – Oakland County

STRONG, Craig E.

Registered Building Inspector and Plan Reviewer (002752) since 01/2012 (and previously)

Additional Building Official

City of Milan – Monroe County

BUILDING INSPECTORS RECOMMENDED FOR CCC APPROVAL

ARTINIAN, Mark A.
License Architect (1301040707) since 03/1995
Additional Inspector/Plan Reviewer
City of Rochester Hills – Oakland County

BALLARD, Bruce R.
Registered Building Inspector/Plan Reviewer (003175) since 1994
Reapplication for non-renewal
DeWitt Charter Township – Clinton County

BARNES, Michael J.
Registered Building Inspector/Plan Reviewer (005417) since 02/2007
Reapplication for non-renewal
Carrollton Township – Saginaw County

BLEAU, Gerald A.
Registered Building Inspector/Plan Reviewer (005595) since 03/2009
Reapplication for non-renewal
Wilson Township – Alpena County

BRINKHUIS, Jason D.
Registered Building Inspector/Plan Reviewer (004821) from 2002-2006
Reapplication for non-renewal in 2006
City of Kalamazoo – Kalamazoo County

DIMICHELE, Angelo J.
Registered Building Inspector (005297) since 11/2005 and Plan Reviewer since 03/2006
Reapplication for non-renewal
City of Garden City – Wayne County

FULKNER, Thomas I.
8,320 hours experience in Building
Replacing Ed Britton (003185)
City of Ludington – Mason County

GAGLIARDO, Anthony
Registered BO/BI/PR since 2010 (and prior registration)
Reapplication for non-renewal
Lake County

HARRISON, Sven
38,640 hours experience in building
Replacing Richard White (005648)
City of Jackson – Jackson County

HERNDON, Gary B.
Registered Building Inspector/Plan Reviewer (004525) since 09/2000
Reapplication for non-renewal
Oshtemo Township – Kalamazoo County

HESS, Mark V.
10,000 hours experience in building
Replacing Frank Springer (000421)
City of Kalamazoo – Kalamazoo County

KISSINGER, Stewart C.
Registered Building Inspector/Plan Reviewer (005145) since 09/2004
Reapplication for non-renewal
Charlevoix County

KLINE, Dan
Registered Building Inspector and Plan Reviewer (005187) since 03/2005
Reapplication for non-renewal
Watersmeet Township – Gogebic County

KNOX, Paul J.
9,656 hours experience in Building
Replacing Michael Cohen (004641)
Marquette County

LAROUX, Todd J.
8,320 hours experience in Building
Replacing Gerald M. Juntunen (003944)
Houghton County

MILLER, Michael J.
Registered Building Inspector (004879) since 01/2002
Reapplication for non-renewal
Village of Vernon – Shiawassee County

MOORE, Charles G.
Registered Building Inspector/Plan Reviewer (003235) since 05/1994
Reapplication for non-renewal
Geneva Township – Van Buren County

MILLER, Chad D.

Registered Building Inspector (004854) since 11/2002 / Building Official since 03/2009

Reapplication for non-renewal

DeWitt Charter Township – Clinton County

NEVILLE, II, Joseph D.

Registered Building Inspector/Plan Reviewer (004880) since 01/2003

Reapplication for non-renewal

City of Detroit – Wayne County

NICHOLSON, Terry A.

16,640 hours experience in Building

Replacing Keith Rogien (005610)

Village of Berrien Springs – Berrien County

PAUL, Lawrence S.

9,600 hours experience in Building

Additional Inspector

City of Eastpointe – Macomb County

REILLY, David W.

Registered Building Inspector/Plan Reviewer since 1998

Reapplication for non-renewal

City of Detroit – Wayne County

ROSE, Larry E.

Registered Building Inspector/Plan Reviewer (005087) since 11/2004

Reapplication for non-renewal

Iosco County

SOMMER, Larry M.

11,200 hours experience in building

Additional Inspector

Union Charter Township – Isabella County

SCHANG, David A.

Registered BO/BI/MI/PR (000499) since 08/1987

Reapplication for non-renewal

Holly Township – Oakland County

WAGENMAKER, Randy E.

16,640 hours experience in Building

Additional Inspector

City of Ferrysburg – Ottawa County

PLAN REVIEWERS RECOMMENDED FOR CCC APPROVAL

ARMSTRONG, Jack D.
Registered Mechanical Inspector/Plumbing Inspector/Plan Reviewer (004202) since 01/1999
Reapplication for non-renewal
City of Midland – Midland County

ARTINIAN, Mark A.
License Architect (1301040707) since 03/1995
Additional Plan Reviewer
City of Rochester Hills – Oakland County

BALLARD, Bruce R.
Registered BI/MI/PI/PR (003175) since 1994
Reapplication for non-renewal
DeWitt Charter Township – Clinton County

BARNES, Michael J.
Registered Building Inspector/Plan Reviewer (005417) since 02/2007
Reapplication for non-renewal
Carrollton Township – Saginaw County

BEMIS, Matthew, W.
Master Electrical License #6212095 (01/2002)
Reapplication for non-renewal
City of Taylor – Wayne County

BLEAU, Gerald A.
Registered Building Inspector/Plan Reviewer (005595) since 03/2009
Reapplication for non-renewal
Wilson Township – Alpena County

BRINKHUIS, Jason D.
Registered Building Inspector/Plan Reviewer (004821) from 2002-2006
Reapplication for non-renewal in 2006
City of Kalamazoo – Kalamazoo County

CLAYCOMB, Brian P.
Registered Mechanical Inspector/Plan Reviewer (004870) since 12/2002
Reapplication for non-renewal
Village of Franklin – Oakland County

CREIGHTON, Robert M.
Master Electrical License #6213999 (07/2005)
Additional Inspector
Cannon Township – Kent County

DALGA, Kenneth J.
Registered Building Inspector (03769) since 01/1997
Additional Plan Reviewer
City of Wyoming – Kent County

DIMICHELE, Angelo J.
Registered Building Inspector (005297) since 11/2005 and Plan Reviewer since 03/2006
Reapplication for non-renewal
City of Garden City – Wayne County

EARLEY, Robert E.
Master Plumbing License#8108462 since 07/1986
Replacing George Beattie (005478)
City of Warren – Macomb County

FIRESTINE, II, Terry A.
Master Electrical License #6213449 (01/2004)
Additional Plan Reviewer
Orion Township – Oakland County

FULKNER, Thomas I.
8,320 hours experience in Building
Replacing Ed Britton (003185)
City of Ludington – Mason County

GAGLIARDO, Anthony
Registered BO/BI/PR since 2010 (and prior registration)
Reapplication for non-renewal
Lake County

HARRISON, Sven
38,640 hours experience in building
Replacing Richard White (005648)
City of Jackson – Jackson County

HERNDON, Gary B.
Registered Building Inspector/Plan Reviewer (004525) since 09/2000
Reapplication for non-renewal
Oshtemo Township – Kalamazoo County

HESS, Mark V.
10,000 hours experience in building
Replacing Frank Springer (000421)
City of Kalamazoo – Kalamazoo County

KISSINGER, Stewart C.
Registered Building Inspector/Plan Reviewer (005145) since 09/2004
Reapplication for non-renewal
Charlevoix County

KLINE, Dan
Registered Building Inspector and Plan Reviewer (005187) since 03/2005
Reapplication for non-renewal
Watersmeet Township – Gogebic County

KNOX, Paul J.
9,656 hours experience in Building
Replacing Michael Cohen (004641)
Marquette County

MOORE, Charles G.
Registered Building Inspector/Plan Reviewer (003235) since 05/1994
Reapplication for non-renewal
Geneva Township – Van Buren County

NEVILLE, II, Joseph D.
Registered Building Inspector/Plan Reviewer (004880) since 01/2003
Reapplication for non-renewal
City of Detroit – Wayne County

LAROUX, Todd J.
8,320 hours experience in Building
Replacing Gerald M. Juntunen (003944)
Houghton County

LASANEN, Dennis J.
Registered Electrical Inspector (003224) since 05/1994
Additional Plan Reviewer
Houghton County

NICHOLSON, Terry A.
16,640 hours experience in Building
Replacing Keith Rogien (005610)
Village of Berrien Springs – Berrien County

PARSONS, Douglas W.
Electrical Master License #6210971 (01/2002)
Reapplication for non-renewal (004582)
Springfield Township – Oakland County

PAUL, Lawrence S.
9,600 hours experience in Building
Additional Plan Reviewer
City of Eastpointe – Macomb County

REILLY, David W.
Registered Building Inspector/Plan Reviewer since 1998
Reapplication for non-renewal
City of Detroit – Wayne County

ROSE, Larry E.
Registered Building Inspector/Plan Reviewer (005087) since 11/2004
Reapplication for non-renewal
Iosco County

SMITH, Lynn E.
Master Electrical License#6205118 (01/1983)
Replacing Robert Ranney (004542)
DeWitt Charter Township – Clinton County

SOMMER, Larry M.
11,200 hours experience in building
Additional Plan Reviewer
Union Charter Township – Isabella County

SCHANG, David A.
Registered BO/BI/MI/PR (000499) since 08/1987
Reapplication for non-renewal
Holly Township – Oakland County

WAGENMAKER, Randy E.
16,640 hours experience in Building
Additional Plan Reviewer
City of Ferrysburg – Ottawa County

WEGNER, John E.
Registered Electrical Inspector/Plan Reviewer (004889) since 01/2003
Reapplication for non-renewal
City of Midland – Midland County

WEISBLATT, Stuart G.
Master Electrical License #6211798 (12/2001)
Additional Plan Reviewer
City of Royal Oak – Oakland County

WILLIAMS, Charles F.
Journey Electrical License#6315592 (01/1992)
Additional Plan Reviewer
City of Jackson – Jackson County

ELECTRICAL INSPECTORS RECOMMENDED FOR CCC APPROVAL

BEMIS, Matthew, W.
Master License #6212095 (01/2002)
Reapplication for non-renewal
City of Taylor – Wayne County

CREIGHTON, Robert M.
Master Electrical License #6213999 (07/2005)
Additional Inspector
Cannon Township – Kent County

FIRESTINE, II, Terry A.
Master License #6213449 (01/2004)
Additional Inspector
Orion Township – Oakland County

KINGREN, Brenson J.
Master License #6216878 (12/2009)
Replacing James Zdebski (002485)
Newton & Garfield Townships – Mackinac County

MCCARTHY-MOORMAN, Barbara E.
Master License #6205309 (01/1983)
Reapplication for non-renewal
State of Michigan

PARSONS, Douglas W.
Master License #6210971 (01/2002)
Reapplication for non-renewal (004582)
Springfield Township – Oakland County

SCHAEFER, Nicholas A.
Master License #6214504 (12/2005)
Additional Inspector
City of Fraser – Macomb County

SMITH, Lynn E.
Master License #6205118 (01/1983)
Replacing Robert Ranney (004542)
DeWitt Charter Township – Clinton County

WEGNER, John E.

Registered Electrical Inspector/Plan Reviewer (004889) since 01/2003

Reapplication for non-renewal

City of Midland – Midland County

WEISBLATT, Stuart G.

Master License #6211798 (12/2001)

Additional Inspector

City of Royal Oak – Oakland County

WILLIAMS, Charles F.

Journey License#6315592 (01/1992)

Additional Inspector

City of Jackson – Jackson County

MECHANICAL INSPECTORS RECOMMENDED FOR CCC APPROVAL

ARMSTRONG, Jack D.
Registered Mechanical Inspector/Plumbing Inspector/Plan Reviewer (004202) since 01/1999
Reapplication for non-renewal
City of Midland – Midland County

BALLARD, Bruce R.
Registered Mechanical Inspector/Plan Reviewer (003175) since 1994
Reapplication for non-renewal
DeWitt Charter Township – Clinton County

CLAYCOMB, Brian P.
Registered Mechanical Inspector/Plan Reviewer (004870) since 12/2002
Reapplication for non-renewal
Village of Franklin – Oakland County

REA, Robert W.
Mechanical License#7106648, Class 2, 3, 5, 7
Additional Inspector
City of Royal Oak – Oakland County

SALAZAR, Christopher F.
8,000+ hours hydronic piping
Additional Inspector
City of Dearborn – Wayne County

SCHANG, David A.
Registered BO/BI/MI/PR (000499) since 08/1987
Reapplication for non-renewal
Holly Township – Oakland County

SHERBURN, Rock L.
Registered Mechanical Inspector (005591) since 01/2009
Reapplication for non-renewal
Antwerp Township – Van Buren County

PLUMBING INSPECTORS RECOMMENDED FOR CCC APPROVAL

ARMSTRONG, Jack D.

Registered Mechanical Inspector/Plumbing Inspector/Plan Reviewer (004202) since 01/1999

Reapplication for non-renewal

City of Midland – Midland County

BALLARD, Bruce R.

Registered Plumbing Inspector/Plan Reviewer (003175) since 1994

Reapplication for non-renewal

DeWitt Charter Township – Clinton County

DIXON, Walter M.

Registered Plumbing Inspector (005424) since 01/2011)

Reapplication for non-renewal

Village of Franklin – Oakland County

EARLEY, Robert E.

Master Plumbing License#8108462 since 07/1986

Replacing George Beattie (005478)

City of Warren – Macomb County

GIROLAMI, Charles W.

Registered Plumbing Inspector (002233) since 05/1989

Reapplication for non-renewal

Village of Vicksburg – Kalamazoo County



RICK SNYDER
GOVERNOR

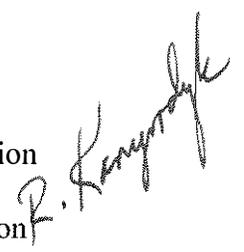
STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF CONSTRUCTION CODES
IRVIN J. POKE
DIRECTOR

STEVEN H. HILFINGER
DIRECTOR

DOCUMENT #13-01

DATE: October 22, 2012

TO: Members of the Construction Code Commission

FROM: Robert G. Konyndyk, Chief, Plumbing Division 

SUBJECT: Certificate of Approval for ProSet Trap Guard Device, BCCP-12-003, **Barrier Type Floor Drain Trap Seal Protection Device**

ProSet Systems, Inc. has requested commission approval to address a product for installation clarification.

APPLICANT REPRESENTATIVE:

Mr. Ken Cornwall

APPLICANT:

Mr. Ken Cornwall
ProSet Systems, Inc.
1355 Capital Circle
Lawrenceville, GA 30043

AUTHORITY:

Section 21 of Act 230, 1972 being section 125.1521 of the Michigan Compiled Laws

PRODUCT:

ProSet, Trap Guard Device, TG22 and TG33

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www.michigan.gov/bcc • Telephone (517) 241-9302 • Fax (517) 241-9570

APPLICATION:

Prevents sewer gas emissions from plumbing drains.

Acceptable for new or retrofit installations.

TEST REPORT:

ASSE 1072 Testing U.S. Testing Company, Inc.
Intertek Testing Report # 478-3031903-1/03

APPROVALS:

ICC-ES PMG Listing 1091, Effective May 1, 2011

CONDITIONS OF USE AND INSTALLATION:

1. All requirements of the Michigan Plumbing Code shall be applicable.
2. Installed in accordance with manufacturer's installation instructions.
3. The device shall have product labeling in compliance with ASSE 1072, Section 4.2.1 on the product, that being the name and application design.
4. The installation shall be for 2" and 3" floor drains in accordance with the flow capacities of ASSE 1072, Barrier Type Floor Drain Trap Seal Protection Devices, Section I, 1.2.3.
5. Not acceptable for use in wood floors, floors subject to wax, or floors subject to grease laden waste.
6. This approval shall become void if and when the product no longer meets the requirements of the Michigan Plumbing Code or a change in design/designation occurs.

RECOMMENDATION:

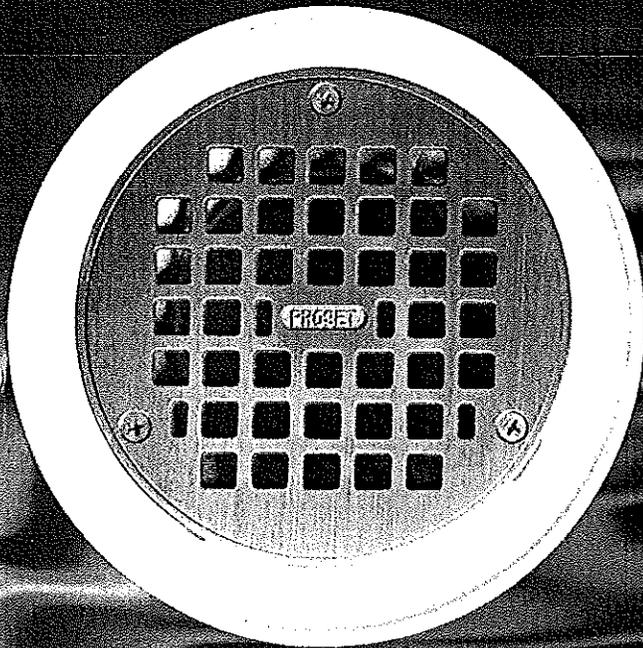
The plumbing board recommended the product to the commission for approval following a final product identification review at their September 18, 2012 board meeting.

RGK/sjl

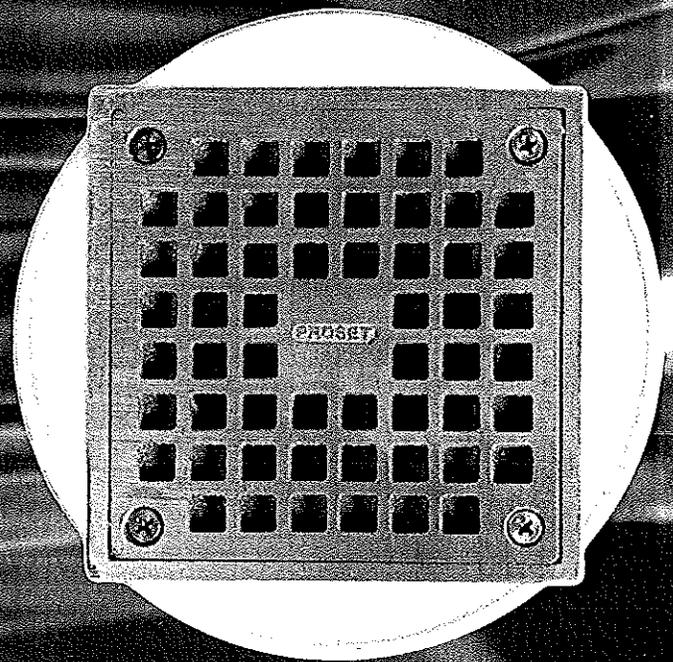
ProSet Systems, Inc.

Trap Guard™

Sewer Gas Emission Protection



Round Strainer Top



Square Strainer Top

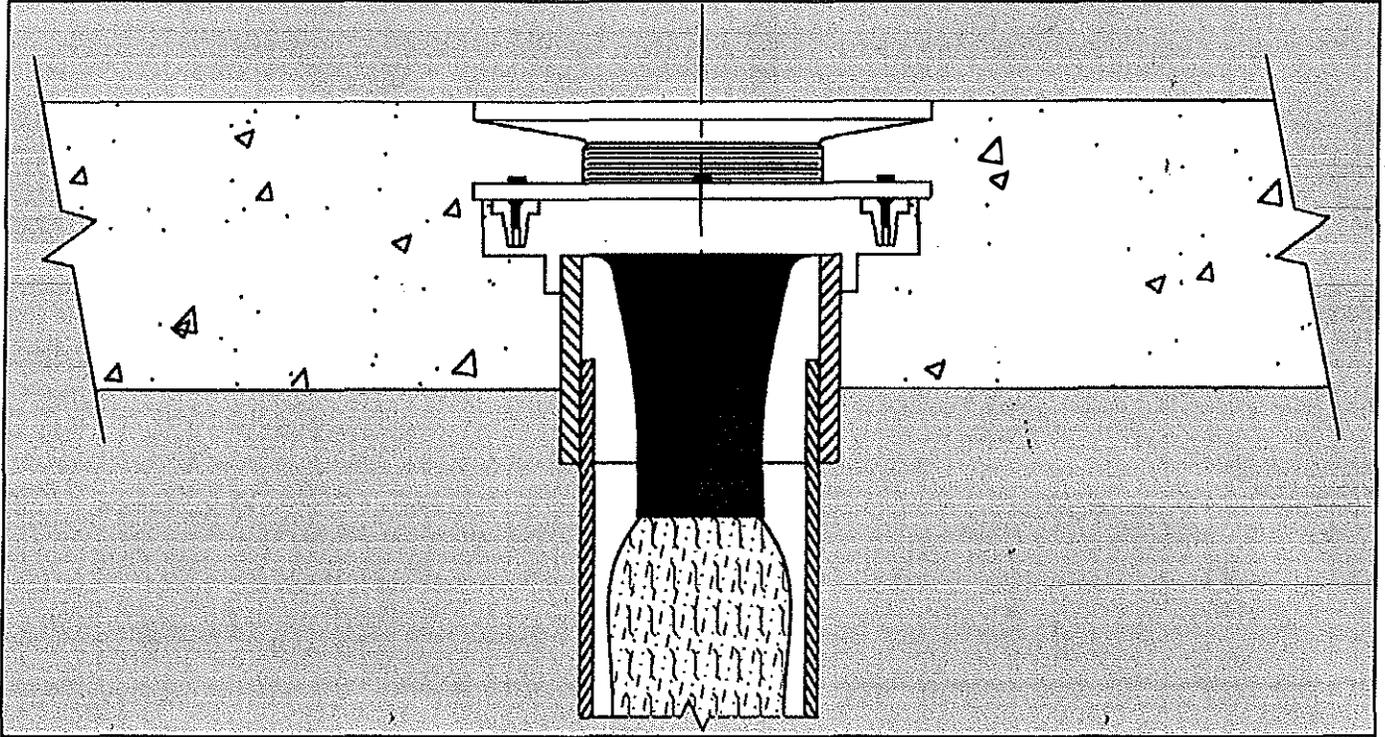
Government Spec. Floor Drains

- Prevents sewer gas emissions
- Prevents sewer backup
- Prevents trap evaporation
- Allows proper flow rates
- Durable Elastomeric material
- Will not support microbiological growth
- Simplified replacement features
- Approved by National Plumbing Codes

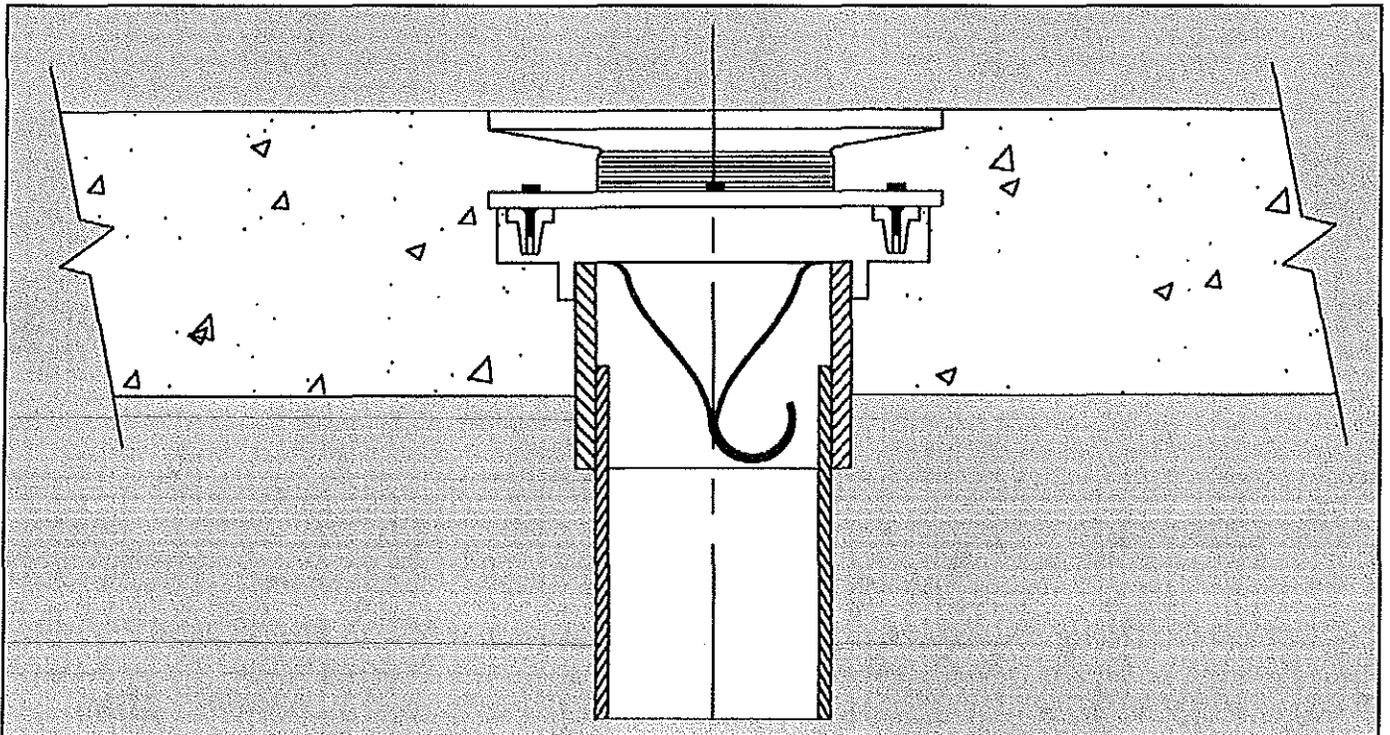
Safety Product By

**PROSET
SYSTEMS**

Here's How It Works



The above drawing shows how the Trap Guard™ device opens when wastewater is discharged into the top of the floor drain. The device is made with a soft and flexible elastomeric material. The material is molded into the shape of a duck's bill, open on the top with a special curl closure at its bottom. The smooth, flexible Trap Guard™ surfaces allow wastewater to open and adequately discharge the fixture through its interior.



The above drawing shows how the Trap Guard™ returns to its original molded shape after the wastewater discharge is completed. The material has a built-in memory and will always return to its original molded shape. After the part is molded and cooled for 24 hours, the memory is set for the lifetime of the part. In its original closed position it does three important things, it prolongs the time it takes for the water in the trap to evaporate, prevents a sewer backup and will prevent dangerous sewer gases from entering a room through the floor drain.



RICK SNYDER
GOVERNOR

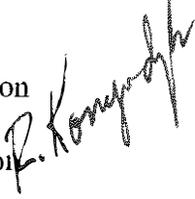
STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF CONSTRUCTION CODES
IRVIN J. POKE
DIRECTOR

STEVEN H. HILFINGER
DIRECTOR

DOCUMENT #13-02

DATE: October 22, 2012

TO: Members of the Construction Code Commission

FROM: Robert G. Konyndyk, Chief, Plumbing Division 

SUBJECT: Certificate of Acceptability for Jay R. Smith Mfg. Co., Quad Seal Close Trap Seal, 2692 Series, models 2692-02, 2692-03, 2692-0350, and 2692-04, BCCP-12-006, **Barrier Type Floor Drain Trap Seal Protection Device**

The applicant has requested product approval to provide product acceptance through approval clarification for a product which has a nationally recognized performance standard.

APPLICANT REPRESENTATIVE:

Mr. S. J. McDanal

APPLICANT:

Jay R. Smith Mfg. Co.
2781 Gunter Park Drive East
Montgomery, Alabama 36109

AUTHORITY:

Section 21 of Act 230, 1972 being section 125.1521 of the Michigan Compiled Laws.

PRODUCT:

Jay R. Smith Mfg. Co., Quad Seal Close Trap Seal, 2692 Series, Models 2692-02, 2692-03, 2692-0350, and 2692-04
2692-02 for 2 inch applications
2692-03 for 3 inch applications
2692-04 for 4 inch applications

Providing for Michigan's Safety in the Built Environment

APPLICATION:

Installed into the floor drain outlet or the throat of a drain strainer head. The unit blocks the emission of sewer gases and prevents the evaporation of the trap seal of a floor drain. It will allow drainage and will close when there is not drainage without flow restriction.

APPLICABLE CODE SECTION:

Michigan Plumbing Code - 1002.4, requires trap seal primers
- 105.2, clarifies alternative products
- 105.4, sets alternative engineered criteria

Michigan Residential Code - P3201.2, addresses trap seals
- R104.11, alternative products

APPROVALS/TESTS:

American Society of Sanitary Engineering, ASSE 1072-2007 listing Record Number 1435, 06/20/2012 amended 06/27/2012 for 2, 3 and 4 inch.

IAPMO Research and Testing, Inc., Certificate of Listing, File No. 7479, April 2012 for conformance to all applicable standard areas.

CONDITIONS OF USE AND INSTALLATION:

1. All requirements of the Michigan Plumbing Code shall be applicable.
2. Installed in accordance with manufacturer's installation instructions.
3. This approval shall become void if and when the product no longer meets the requirements of the Michigan Plumbing Code or a change in design/designation occurs.
4. These devices shall not replace the need for a trap.

RECOMMENDATION:

The plumbing board recommended the product to the commission for approval at their September 18, 2012 board meeting.

RGK/sjl

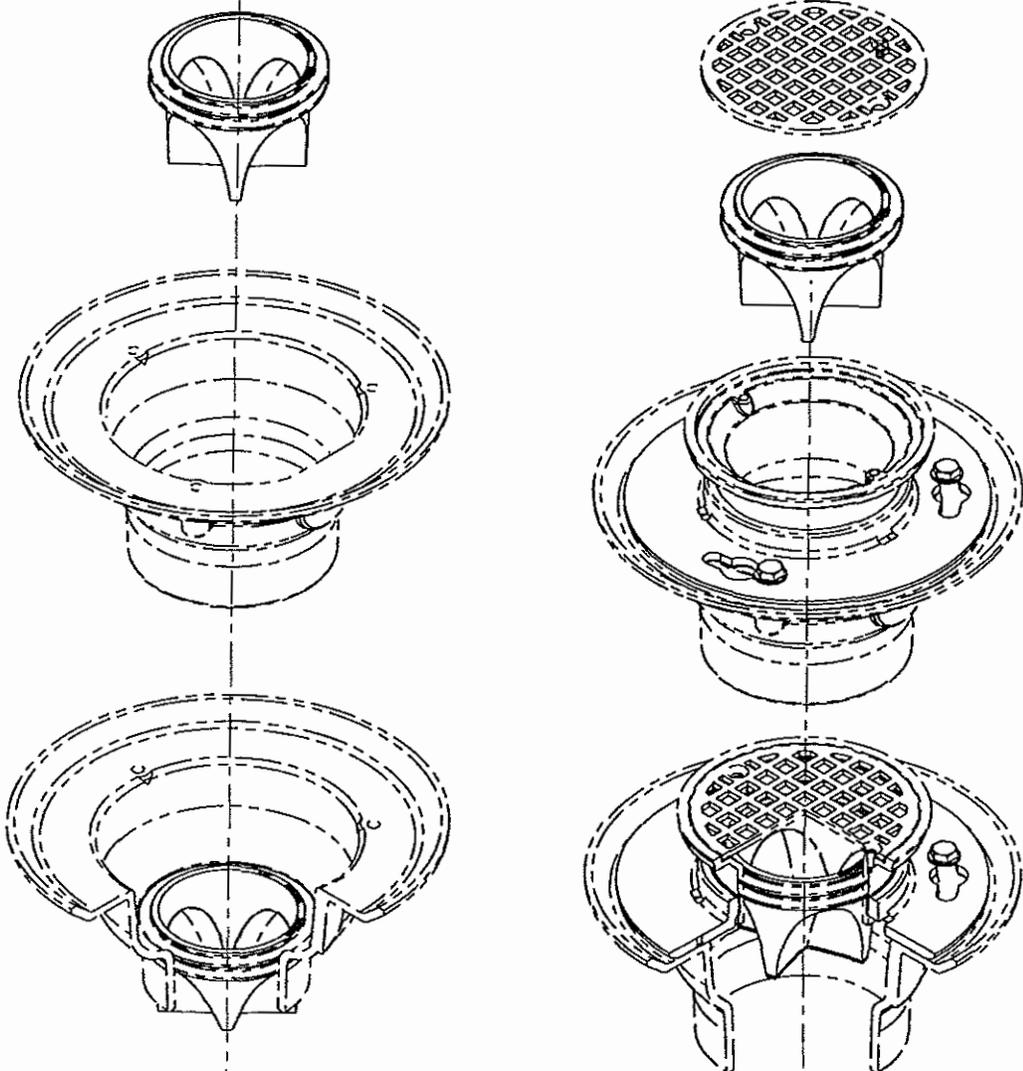
SMITH® JAY R. SMITH MFG. CO.®
 MEMBER OF MORRIS GROUP INTERNATIONAL
 POST OFFICE BOX 3237
 MONTGOMERY, ALABAMA 36109-0237 (USA)
 TEL: 334-277-8520 FAX: 334-272-7396 www.jrsmith.com



LOCATION

QUAD CLOSE TRAP SEAL

Installation Illustrations



Installation in Drain Body Outlet
 02(50), 03(75) & 04(100) Sizes

Installation in Strainer Throat
 0350(89) Size

INSTALLATION: The 02(50), 03(75) & 04(100) Quad Close Trap Seal sizes install in the drain outlet. The 0350(89) Quad Close Trap Seal size installs in the throat of adjustable strainers. To install simply insert the Quad Close Trap Seal in the drain outlet or throat of strainer until the top of it is flush with top of drain outlet or strainer throat.

DRAWING NUMBER: 2692 BS
 SIZE: A
 SCALE: NONE
 DATE: 5-20-08
 APPROVED BY: JM
 CHECKED BY: CL
 DRAWN BY: RN
2692 BS
 DIMENSIONS ARE SUBJECT TO MANUFACTURERS TOLERANCE AND CHANGE WITHOUT NOTICE

REV.	DATE	DESCRIPTION	BY	CKD. BY	WEIGHT POUNDS	VOLUME CUBIC FEET	FIGURE NUMBER
C	4-24-12	Rev. Title, Installation	TBW	CL			2692 BS
B	4-2-12	Added Note	TBW	DP			
A	2-10-10	Revised Drawing	RN	BW			

SMITH® JAY R. SMITH MFG. CO.®
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 POST OFFICE BOX 3237
 MONTGOMERY, ALABAMA 36109-0237 (USA)
 TEL: 334-277-8520 FAX: 334-272-7399 www.jrsmith.com



LOCATION

QUAD CLOSE TRAP SEAL

FUNCTION: The Quad Close Trap Seal forms a barrier to minimize the evaporation of the trap seal of a floor drain. The Quad Close Trap Seal will open to allow drainage and close when there is no flow. It is for use in floor drain outlets or the adjustable strainer throats.

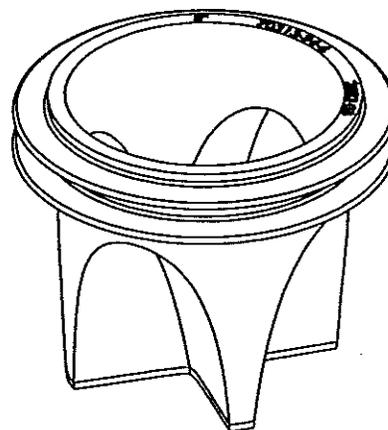
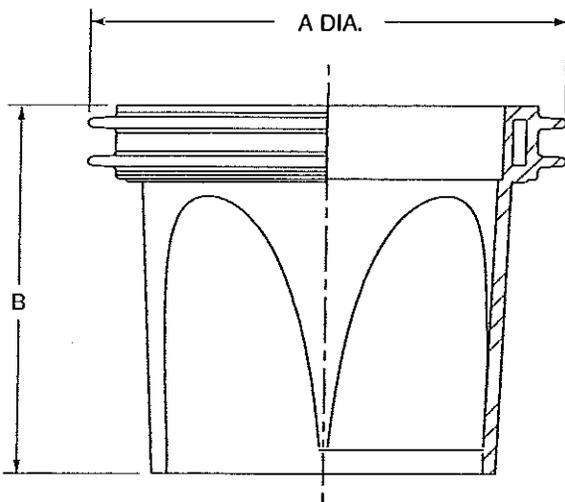


Fig. No.	A (Pipe Size)	B
2692-02 ▲	02(50)	2 3/4(70)
2692-03 ▲	03(75)	2 3/4(70)
*2692-0350	0350(89)	2 3/4(70)
2692-04 ▲	04(100)	2 3/4(70)

▲ IAPMO Listed - File No. 7479
 ▲ ASSE Listed - Record No. 1435 - AF - GW
 Floor Designation/rated for all floor types.

INSTALLATION: The 02(50), 03(75) & 04(100) Quad Close Trap Seal sizes install in the drain outlet. To install, simply insert the Quad Close Trap Seal in the drain outlet or throat of strainer until the top of it is flush with top of drain outlet or strainer throat. See reverse side of submittal for illustration.

*The 0350(89) Quad Close Trap Seal size installs in the throat of Smith Adjustable Strainers. See reverse side of submittal for illustration.

NOTE: Dimensions shown in parentheses are in millimeters.

Patent Pending

D
 DRAWING NUMBER 2692
 SIZE A
 SCALE: NONE
 DATE: 5-20-08
 APPROVED BY: JIM
 CHECKED BY: CL
 DRAWN BY: RN
 2692
 DIMENSIONS ARE SUBJECT TO MANUFACTURERS TOLERANCE AND CHANGE WITHOUT NOTICE
 WE CAN ASSUME NO RESPONSIBILITY FOR USE OF SUPERSEDED OR VOID DATA

D	6-27-12	Added ASSE Listing	TBW	JM	WEIGHT POUNDS	VOLUME CUBIC FEET	FIGURE NUMBER 2692
C	4-24-12	Rev. Title, Function, Installation	TBW	CL			
B	4-23-12	Rev. Reg. Furn., Added IAPMO Listing	TBW	CL			
A	2-9-10	Revised Drawing	RN	BW			
REV.	DATE	DESCRIPTION	BY	CKD. BY			



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF CONSTRUCTION CODES
IRVIN J. POKE
DIRECTOR

STEVEN H. HILFINGER
DIRECTOR

DOCUMENT #13-09

December 6, 2012

TO: Members of the Construction Code Commission
FROM: Robert G. Konyndyk, Chief, Plumbing Division *R. Konyndyk*
SUBJECT: Approval of Apollo Corporation, Essence Bathing System, WP7 and AS7, BCCP-12-009

The applicant has requested product approval to provide health care facilities product acceptance through approval clarification.

APPLICANT REPRESENTATIVE:

Mr. Steve Rokos

APPLICANT:

Apollo Corporation
450 Main Street
P.O. Box 219
Somerset, WI 54025

AUTHORITY:

Section 21 of Act 230, 1972, being section 125.1521 of the Michigan Compiled Laws.

PRODUCT:

Apollo Corporation, Essence Bathing System, WP7 and AS7 health care bathing tubs (7000 series). The Essence tubs have side entry entrance. There are numerous model numbers which are reflective of the type of equipment trim.

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APPLICATION:

Centralized bathing system designed for nursing home, assisted living, and other healthcare facilities.

LABORATORY TESTS:

IAPMO, R&T Lab, Report Number: 1142-12012-002, March 12, 2012, Scope of testing for ASME A112.19.15-05

IAPMO, R&T Lab, Report Number: 1142-12013, October 14, 2010, Scope of testing for CSA B45.0-02 with Supplement 1, and CAN/CSA-B45 Series-02-July 07

IAPMO, R&T Lab, Report Number: 1142-12014, March 12, 2012, Scope of testing for ASME A112.19.7-06

IAPMO, R&T Lab, Report Number: 1142-12015, March 12, 2012, Scope of testing for CSA B45.10-2001 (R2006)

IAPMO, R&T Certificate of Listing, December 2011, Rev. 5/3/2012 File SP-5704, Apollo 6000 and 7000 Series, Whirlpool Bathtub with Pressure Sealed Door

Intertek Testing Services NA Inc. Classification Report, Report No. 100271062MIN-001, Issued 4 April 2011 Revised 27-Jan-2012, to Standards U6060-1-M90 and CAN/CSA-C22.2-03

CONDITIONS OF USE AND INSTALLATION:

1. All requirements of the Michigan Plumbing and Electrical Codes shall be applicable.
2. Installations shall be in accordance with the manufacturers specifications.
3. Requests from hospital or care institutions must be approved by the Health Department having jurisdiction.
4. This approval shall become void if and when the product no longer meets the requirements of the Michigan Plumbing Code or a change in design/designation occurs.

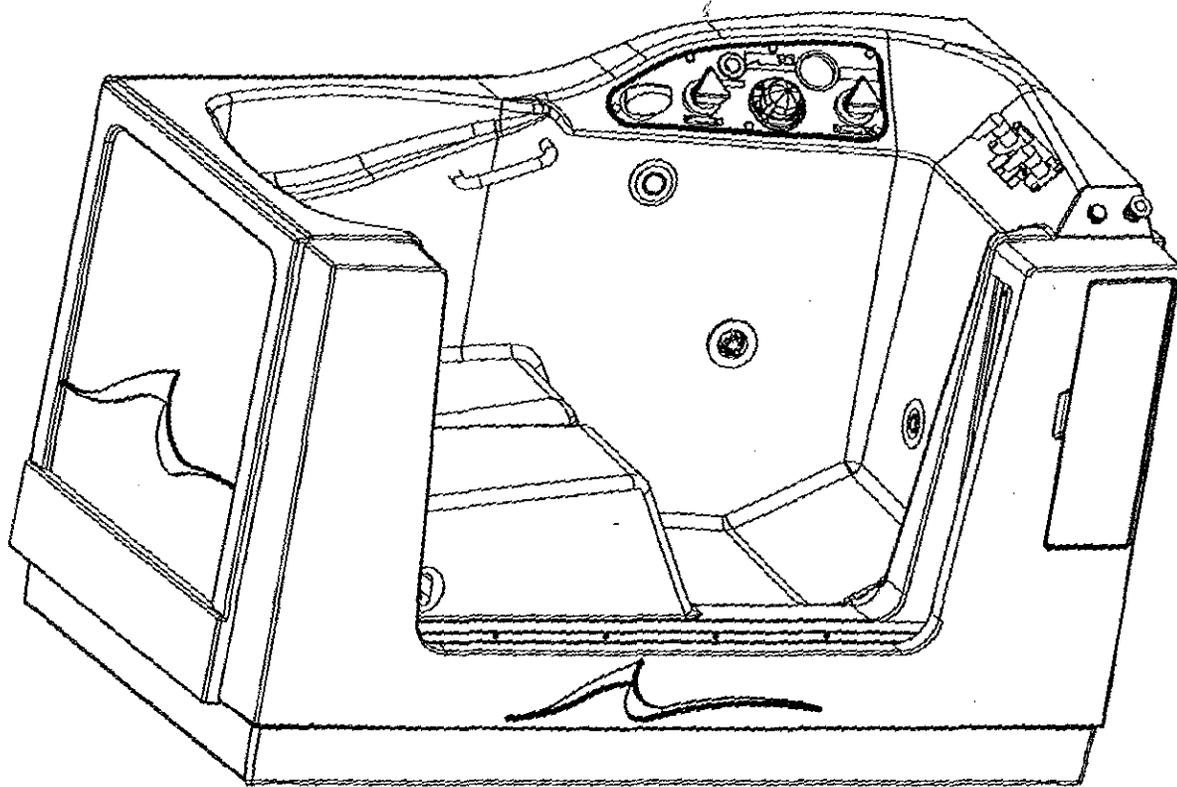
RECOMMENDATION:

The plumbing board recommended the product to the commission for approval at the December 4, 2012 board meeting.

APOLLO

C O R P O R A T I O N

Essence™ Spa Specifications



450 Main Street
Phone: 715.247.5625

PO Box 219
Fax: 715.247.3424

Somerset, WI 54025
www.apollobath.com



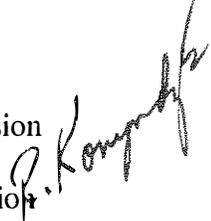
RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF CONSTRUCTION CODES
IRVIN J. POKE
DIRECTOR

STEVEN H. HILFINGER
DIRECTOR

DOCUMENT #13-10

December 6, 2012

TO: Members of the Construction Code Commission
FROM: Robert G. Konyndyk, Chief, Plumbing Division 
SUBJECT: Approval of Apollo Corporation Advantage Bathing System, WP6 and AS6,
BCCP-12-010

The applicant has requested product approval to provide health care facilities product acceptance through approval clarification.

APPLICANT REPRESENTATIVE:

Mr. Steve Rokos

APPLICANT:

Apollo Corporation
450 Main Street
P.O. Box 219
Somerset, WI 54025

AUTHORITY:

Section 21 of Act 230, 1972, being section 125.1521 of the Michigan Compiled Laws.

PRODUCT:

Apollo Corporation, Advantage Bathing System, WP6 and AS6 health care bathing tubs (6000 series). The Advantage tubs have end entry entrance. There are numerous model numbers which are reflective of the type of equipment trim, such as 000 – tubs with cabinets and reservoirs and 300 tubs without cabinets and reservoirs.

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APPLICATION:

Centralized bathing system designed for nursing home, assisted living, and other healthcare facilities.

LABORATORY TESTS:

IAPMO, R&T Lab, Report Number: 1142-08003-002, December 2, 2008, Scope of testing for IAPMO IGC-260-08, ASME A112.19.7-06, ASME A112.19.15-05, and ANSI Z124.1-05

IAPMO, R&T Lab, Report Number: 1142-08004, October 17, 2008, Scope of testing for ASME A112.18.2-2005/CSA B125.2-05

IAPMO, R&T Lab, Report Number: 1142-08005, October 17, 2008, Scope of testing for ASME A112.18.1-2005/CSA B125.1-05

IAPMO, R&T Lab, Report Number: 1142-08006, December 8, 2008, Scope of testing for IAPMO IGC-260-08

IAPMO, R&T Lab, Report Number: 1142-08007, December 8, 2008, Scope of testing for ANSI Z124.1.2-2005

IAPMO, R&T Lab, Report Number: 1142-08008, December 2, 2008, Scope of testing for CSA B45.10-2001 including update No. 4 to CAN/CSA-B45 Series-02-07

IAPMO, R&T Lab, Report Number: 1142-08009, December 3, 2008, Scope of testing for ASME A112.19.15-05

IAPMO, R&T Certificate of Listing, December 2011, File 5703, Apollo 6000 Series, Whirlpool Bathtub with Pressure Sealed Door and Optional Reservoir Tank

IAPMO, R&T Certificate of Listing, December 2011, Rev. 5/3/2012 File SP-5704, Apollo 6000 and 7000 Series, Whirlpool Bathtub with Pressure Sealed Door

Intertek Testing Services NA Inc. Classification Report, Report No. 3072363MIN-001, Issued 8/29/05 Revised 12/11/08, to Standards U6060-1 and CAN/CSA-C22.2-03

CONDITIONS OF USE AND INSTALLATION:

1. All requirements of the Michigan Plumbing and Electrical Codes shall be applicable.
2. Installations shall be in accordance with the manufacturers specifications.

3. Requests from hospital or care institutions must be approved by the Health Department having jurisdiction.
4. This approval shall become void if and when the product no longer meets the requirements of the Michigan Plumbing Code or a change in design/designation occurs.

RECOMMENDATION:

The plumbing board recommended the product to the commission for approval at the December 4, 2012 board meeting.

RGK/sjl

APOLLO
CORPORATION



ADVANTAGE™
SEATED BATHING SYSTEM

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RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF CONSTRUCTION CODES
IRVIN J. POKE
DIRECTOR

STEVE ARWOOD
ACTING DIRECTOR

Document No. 13-11

January 9, 2013

TO: Members of the Construction Code Commission
FROM: Todd Cordill, NCARB, Chief, Plan Review Division
SUBJECT: Product Approval

Attached please find one (1) recommendation(s) for approval product(s) from the following:

Document #	Applicant Name	Product
1635-BA	Huber Engineered Woods LLC	ZIP System Roof and Wall Sheathing

TYC/mt
Attachment

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ICC-ES Evaluation Report**ESR-1473**

Reissued September 1, 2011

This report is subject to renewal in two years.www.icc-es.org | (800) 423-6587 | (562) 699-0543

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**DIVISION: 06 00 00—WOOD, PLASTICS, AND
COMPOSITES****Section: 06 16 00—Sheathing****DIVISION: 07 00 00—THERMAL AND MOISTURE
PROTECTION****Section: 07 30 05—Roofing Felt and Underlayment****REPORT HOLDER:****HUBER ENGINEERED WOODS, LLC
ONE RESOURCE SQUARE
10925 DAVID TAYLOR DRIVE, SUITE 300
CHARLOTTE, NORTH CAROLINA 28262
(800) 933-9220
www.huberwood.com****EVALUATION SUBJECT:****ZIP SYSTEM® AND ZIP SYSTEM+™ ROOF SHEATHING****1.0 EVALUATION SCOPE****Compliance with the following codes:**

- 2009 *International Building Code*® (2009 IBC)
- 2009 *International Residential Code*® (2009 IRC)
- 2006 *International Building Code*® (2006 IBC)
- 2006 *International Residential Code*® (2006 IRC)

Properties evaluated:

- Structural—wind uplift resistance
- Nonclassified roof covering
- Classified roof covering
- Weather resistance

2.0 USES

ZIP System® and ZIP System+™ roof sheathing panels are used as combination roof sheathing and roof underlayment.

3.0 DESCRIPTION

The ZIP System® and ZIP System+™ roof Sheathing panels are wood structural panels having a laminated facer. The ZIP System+™ panels are manufactured using a different resin than the Zip System® panels. The panels may also be laminated on the underside with an optional sheet radiant barrier complying with ICC-ES AC220. The panels are installed with a proprietary seam tape, which allows the systems to be used as an alternate to the

underlayment required in Chapter 15 of the IBC and Chapter 9 of the IRC. The OSB substrate complies with U.S. Doc PS-2 for wood structural panels and is overlaid on one side with a medium-density, phenol-impregnated, kraft paper overlay. The standard-size panels are nominally 4 feet by 8 feet (1220 mm by 2440 mm). Oversize panels, wider than 4 feet (1219 mm) or longer than 8 feet (2438 mm), or both, are also produced. The panels are available with either a square-finished-edge profile a tongue-and-groove edge profile or a machined edge profile. The proprietary seam tape is a self-adhering sheet-type membrane consisting of acrylic adhesive laminated to a polyolefin backing, and the face of the tape is labeled with ESR-1473. The tape is 0.012 inch thick (0.30 mm) with a minimum width of 3 inches (76.2 mm), and comes in rolls of varying length.

4.0 INSTALLATION**4.1 General:**

Installation of ZIP System® and ZIP System+™ roof sheathing must comply with the applicable code, this report and the manufacturer's published installation instructions. The installation instructions are to be available at the jobsite at all times during installation. The instructions within this report must govern if there are any conflicts between the manufacturer's published instructions and this report.

4.2 Application:

The ZIP System® and ZIP System+™ roof sheathing panels must be installed with the longer dimension perpendicular to the roof framing and fastened to the roof framing in accordance with the applicable code for wood structural panels. The panels must be installed in accordance with the panel span rating as shown on the panels. All corners are to be securely fastened. Tongue-and-groove and machined edge panels are designed to provide the correct gap size at the panel edges during installation. Squared-edged panels must be spaced apart a minimum of $\frac{1}{8}$ inch (3.18 mm) at the time of installation. End joints of adjacent panel runs must be staggered. The panel must be installed with the laminated phenol-impregnated kraft paper facing to the exterior. All ZIP System® and ZIP System+™ roof sheathing seams must be sealed with the Zip System® tape. All overlay surfaces must be free of any significant presence of debris, particles or sawdust prior to installation of the ZIP System® tape. Overlay surfaces must be void of any free water prior to application of the ZIP System® tape. The ZIP System® tape edges must be sealed and the tape is to be centered within $\pm \frac{1}{2}$ inch (12.7 mm) of all panel edge seam centers. All

ZIP System[®] and ZIP System+[™] roof sheathing surface defects, openings, cracks, etc., that completely penetrate the overlay and substrate, and caused by handling or construction work, must be covered with the ZIP System[®] tape. The ZIP System[®] tape must extend a minimum of 1 inch (25.4 mm) past the panel edge T-joint intersections. The ZIP System[®] tape must be adhered to the ZIP System[®] and ZIP System+[™] roof sheathing. Wrinkles must not be present in the applied tape that extends to the panel seam.

4.3 Roof Assemblies

4.3.1 Classified Roof Coverings

4.3.1.1 Class A: Underlayment is not required for a minimum 1/2-inch thick Zip System+[™] roof sheathing with Class A asphalt glass fiber mat shingles.

4.3.1.2 Class B: Underlayment is not required for a minimum 1/2-inch thick Zip System[®] roof sheathing with Class A asphalt glass fiber mat shingles.

4.3.2 Nonclassified Roof Coverings: The ZIP System[®] and ZIP System+[™] roof sheathing panels are limited to installation on buildings permitted to have nonclassified roof coverings using code-complying asphalt-fiberglass shingles, metal shingles, metal panels, wood shakes, wood shingles, built-up roofing, slate and slate-type shingles, and clay and concrete tile roof coverings. Roof coverings may be applied directly to the taped ZIP System[®] and ZIP System+[™] roof panels unless multi-layer underlayments are required.

4.4 Wind Uplift Resistance:

Wind uplift design loads and ZIP System[®] and ZIP System+[™] roof wood structural panel allowable uplift resistance shall be determined in accordance with Sections 1609 and 2304.7.2 of the IBC and Section R301.2.1 of the IRC. Roof coverings must be fastened to the sheathing with sufficient fasteners to resist the design uplift load.

5.0 CONDITIONS OF USE

The ZIP System[®] and ZIP System+[™] roof sheathing panels described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1 This evaluation report and the manufacturer's published installation instructions, when required by the code official, must be submitted at the time of permit application.
- 5.2 The ZIP System[®] and ZIP System+[™] roof sheathing panels must be manufactured, identified and installed in accordance with this report and the manufacturer's published installation instructions.
- 5.3 The ZIP System[®] and ZIP System+[™] roof sheathing panels are limited to code-approved structural use for wood structural panels with either a 24/16, 32/16 or 40/20 span rating.

5.4 In jurisdictions enforcing the IBC, the roof covering system incorporating the panels is limited to installations in the following construction types:

- Type III-B and Type V-B
- Type III-A or Type V-A under the conditions specified in footnote d of 2009 IBC, Table 601 (footnote e in the 2006 IBC)
- Type III-A or Type V-A under the conditions specified in footnote b of 2009 IBC, Table 601, (footnote c in the 2006 IBC) for occupancies other than Group F-1, H, M and S-1

In jurisdictions enforcing the IRC, the roof covering system incorporating the panels may be installed on structures constructed in accordance with the IRC.

5.5 Enclosed attics and rafter spaces must be ventilated in accordance with the applicable code, except where unvented conditioned attic assemblies are permitted by IRC Section R806.4.

5.6 An ice barrier must be provided as required by Section 1507.2.8.2 of the IBC and Section R905.2.7.1 of the IRC.

5.7 Installation is limited to roofs having a slope of 2:12 (16.67% slope) or greater.

5.8 ZIP System[®] and ZIP System+[™] roof sheathing panels are manufactured by Huber Engineered Woods, LLC, in Crystal Hill, Virginia; Commerce, Georgia; Broken Bow, Oklahoma; Easton, Maine; and Whites Creek (Spring City), Tennessee, under a quality control program with inspections by TECO (AA-654).

6.0 EVIDENCE SUBMITTED

Data in accordance with the ICC-ES Acceptance Criteria for Wood Structural Panel Roof Sheathing Factory-laminated with an Alternative Roof Underlayment (AC266), dated May 2008, editorially updated September 2010.

7.0 IDENTIFICATION

Each ZIP System[®] and ZIP System+[™] roof sheathing panel covered by this report must bear a label that includes the manufacturer's name (Huber Engineered Woods, LLC) and address, the product name, the evaluation report number (ESR-1473), the grade and bond classification, the name of the inspection agency (TECO) and the name of the agency listing the panels for roof classification (Underwriters Laboratories Inc.).

The panel mill label and span rating label must be visible on the bottom face of panels, opposite the laminated facer. Panels laminated with an optional sheet radiant barrier on the underside of the panels must allow access to the grade stamp of the substrate below or must be relabeled with a screen printing onto the radiant panel or a label (sticker type) on the finished product showing the mill label and span rating.

The ZIP System[®] tape roll is labeled with the product name and the evaluation report number (ESR-1473).

ICC-ES Evaluation Report**ESR-1474**

Reissued September 1, 2012

This report is subject to renewal October 1, 2014.

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**DIVISION: 06 00 00—WOOD, PLASTICS AND
COMPOSITES****Section: 06 16 00—Sheathing****DIVISION: 07 00 00—THERMAL AND MOISTURE
PROTECTION****Section: 07 25 00—Water-resistive Barriers/Weather
Barriers****Section: 07 27 00—Air Barriers****REPORT HOLDER:****HUBER ENGINEERED WOODS, LLC
ONE RESOURCE SQUARE
10925 DAVID TAYLOR DRIVE, SUITE 300
CHARLOTTE, NORTH CAROLINA 28262
(800) 933-9220
www.huberwood.com****EVALUATION SUBJECT:****ZIP SYSTEM® WALL SHEATHING****1.0 EVALUATION SCOPE****Compliance with the following codes:**

- 2009 *International Building Code*® (2009 IBC)
- 2009 *International Residential Code*® (2009 IRC)
- 2009 *International Energy Conservation Code*® (2009 IECC)
- 2006 *International Building Code*® (2006 IBC)
- 2006 *International Residential Code*® (2006 IRC)
- 2006 *International Energy Conservation Code*® (2006 IECC)

Properties evaluated:

- Weather resistance
- Air leakage

2.0 USES

ZIP System® Wall Sheathing panels are used as combination wall sheathing, air barrier, and water-resistive barrier. This report recognizes the use of ZIP System® Sheathing, when installed with ZIP System™ flexible flashing seam tape, in walls of Type V construction (IBC) and dwellings under the IRC, and as an alternate to the water-resistive barrier required in Chapter 14 of the IBC and Chapter 7 of the IRC, and to the air barrier required by Sections 402.4.1 and 502.4.3 of the IECC.

3.0 DESCRIPTION**3.1 Sheathing Panel:**

The ZIP System® Wall Sheathing panel is an OSB wood structural panel having a laminated exterior facer. The Exposure 1 OSB complies with US DOC PS 2 for wood structural panels. The exterior facer is a medium-density, phenolic-impregnated, polymer-modified sheet material qualifying as a Grade D water-resistive barrier in accordance with the ICC-ES Acceptance Criteria for Water-resistive Barriers (AC38). The panels are nominally 4 feet (1219 mm) wide by 8, 9, 10, 11 or 12 feet (2438, 2743, 3048, 3353 or 3658 mm) long and have a square-finished-edge or machined-edge profile.

The water-resistive-barrier and air barrier properties of the ZIP System® Wall Sheathing Panels are not affected when the panels are manufactured to comply as facing materials for SIPs in accordance with Section R613.3.2 and Table R613.3.2 of the 2009 IRC.

3.2 Seam Tape:

The ZIP System™ seam tape is a self-adhering membrane tape consisting of acrylic adhesive laminated to a polyolefin backing. The tape is 0.012 inch (0.30 mm) thick with a minimum width of 3¾ inches (95.2 mm), and comes in rolls of various lengths.

4.0 INSTALLATION**4.1 General:**

Installation of ZIP System® Wall Sheathing panels must comply with the applicable code, this report and the manufacturer's published installation instructions. The manufacturer's published installation instructions must be available at the jobsite during installation.

4.2 Application:

4.2.1 General: The ZIP System® Wall Sheathing panels must be attached to wall framing in accordance with the applicable code for wood structural panels, and in compliance with their panel span rating. The panels must be installed with the polymer-modified sheet overlay facing the exterior. In accordance with the manufacturer's published installation instructions, it is recommended that the square edges of the panels be installed with a gap between adjacent panels and separating the panels from dissimilar materials. All ZIP System® Wall Sheathing panel seams must be sufficiently sealed with ZIP System™ seam tape. All overlay surfaces must be dry and free of sawdust and dirt prior to application of the ZIP System™ seam tape.

The ZIP System™ seam tape must extend a minimum of 1 inch (25.4 mm) past the panel edge T-joint intersections and must be centered within 1/2 inch (12.7 mm) over the middle of panel seams. The tape must be pressed firmly to adhere to the surfaces and seal the seams. Wrinkles in the ZIP System™ seam tape are acceptable unless they create a leak path to the panel seam.

4.2.2 Flashing: Flashing complying with the applicable code must be installed at the perimeter of door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies, and similar projections, and at built-in gutters and similar locations where moisture could enter the wall. An adhesive-backed flashing tape recognized in a current ICC-ES evaluation report must be installed to seal all ZIP System® Wall Sheathing flashing joints. Penetration items must be sealed to the panels. The adhesive-backed flashing tape must comply with the ICC-ES Acceptance Criteria for Flashing Materials (AC148) and must be installed in accordance with the manufacturer's published installation instructions. See Figures 1 through 7 of this report for typical flashing, water-resistive barrier and air barrier assembly installation details.

4.2.3 Air Barrier Assembly: ZIP System® Wall Sheathing fastened to maximum 24-inch-on-center (610 mm), wood wall framing, using 6d nails spaced at 6 inches (152 mm) around panel edges and at 12 inches (305 mm) in the field, leaving a 1/8-inch (3.18 mm) gap between panels, forms an air barrier assembly when the gaps between panels and the perimeter of penetrations are sealed with ZIP System™ seam tape as required by Section 4.2.1. The assembly has demonstrated a maximum air leakage of 0.0072 cfm/ft² [0.037 L/(s·m²)] infiltration and 0.0023 cfm/ft² [0.012 L/(s·m²)] exfiltration at a pressure differential of 1.57 psf (75 Pa).

5.0 CONDITIONS OF USE

The ZIP System® Wall Sheathing panel described in this report complies with, or is a suitable alternative to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

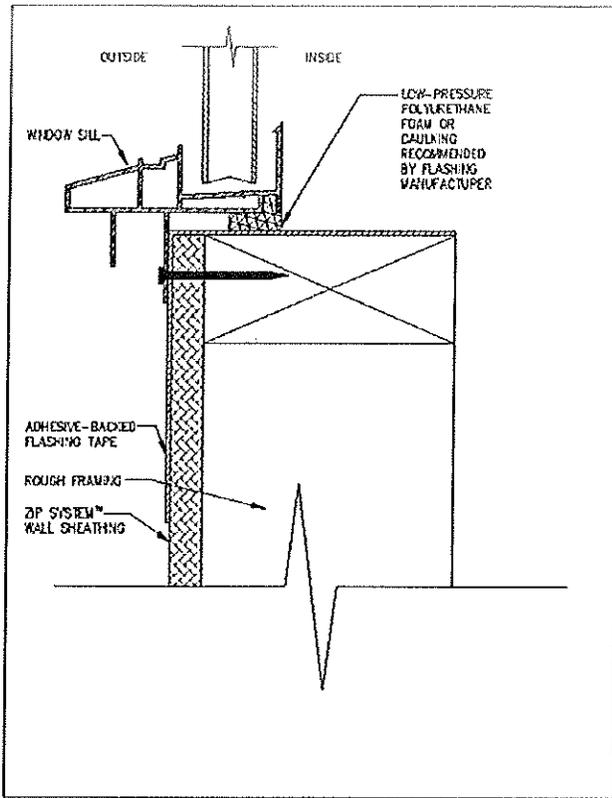
- 5.1 This evaluation report and the manufacturer's published installation instructions, when required by the code official, must be submitted at the time of permit application.
- 5.2 The ZIP System® Wall Sheathing panels must be manufactured, identified and installed in accordance with this report and the manufacturer's published installation instructions. In the event of a conflict between the instructions and this report, this report must govern.
- 5.3 The ZIP System® Wall Sheathing panels must be covered with a code-complying exterior wall covering, or one that is recognized in a current ICC-ES evaluation report.
- 5.4 The OSB sheathing must comply with US DOC PS-2.
- 5.5 Fire-resistance-rated construction is outside the scope of this report.

6.0 EVIDENCE SUBMITTED

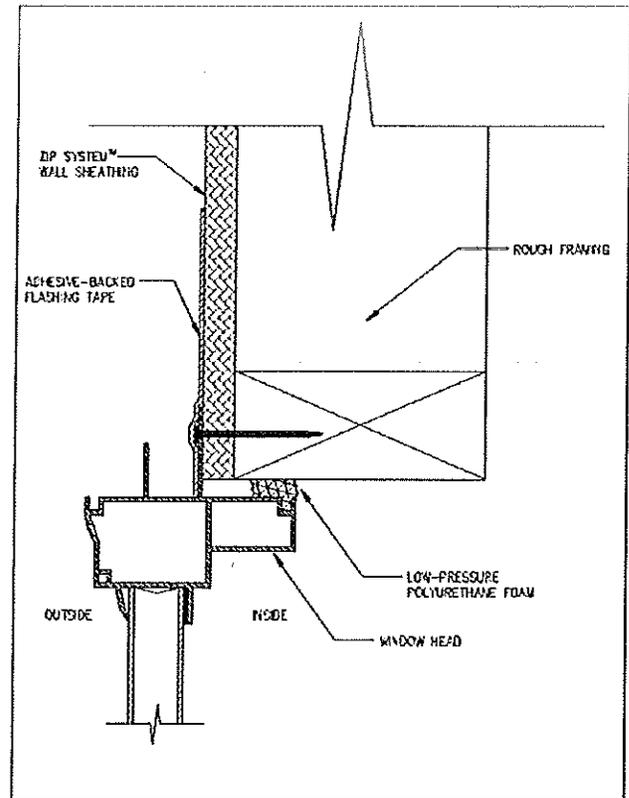
- 6.1 Data in accordance with the ICC-ES Acceptance Criteria for Water-resistive Membranes Factory-bonded to Wood-based Structural Sheathing, Used as Water-resistive Barriers (AC310), dated May 2008 (corrected November 2008, and editorially revised January 2012).
- 6.2 Air leakage data in accordance with ASTM E 2357.

7.0 IDENTIFICATION

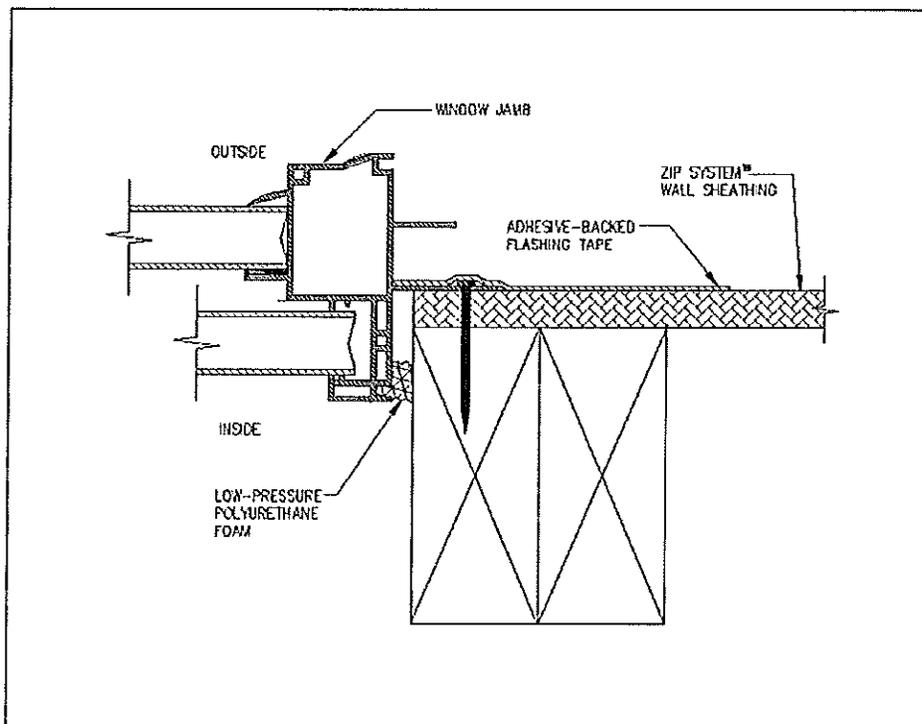
Each ZIP System® Wall Sheathing panel described in this report must bear a label that includes the manufacturer's name (Huber Engineered Woods LLC), the product name, nominal panel thickness, the evaluation report number (ESR-1474), and the words "Mill 229, Crystal Hill, Virginia"; "Mill 228, Easton, Maine"; "Mill 230, Spring City, Tennessee"; "Mill 227, Commerce, Georgia"; or "Mill 290, Broken Bow, Oklahoma." The OSB sheathing must also bear a label demonstrating compliance with US DOC PS 2 from an approved inspection agency. The ZIP System™ seam tape roll must be labeled with the ZIP System Wall logo and the evaluation report number ESR-1474 (see Figure 8).



SILL SECTION

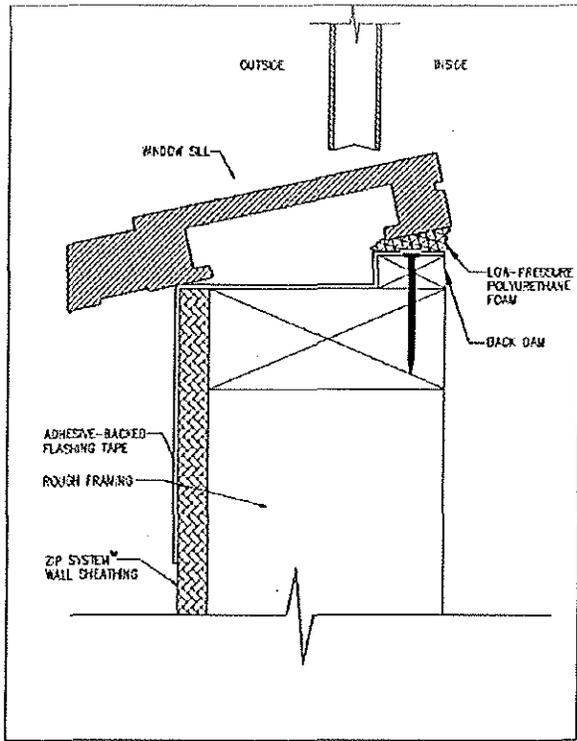


HEADER SECTION

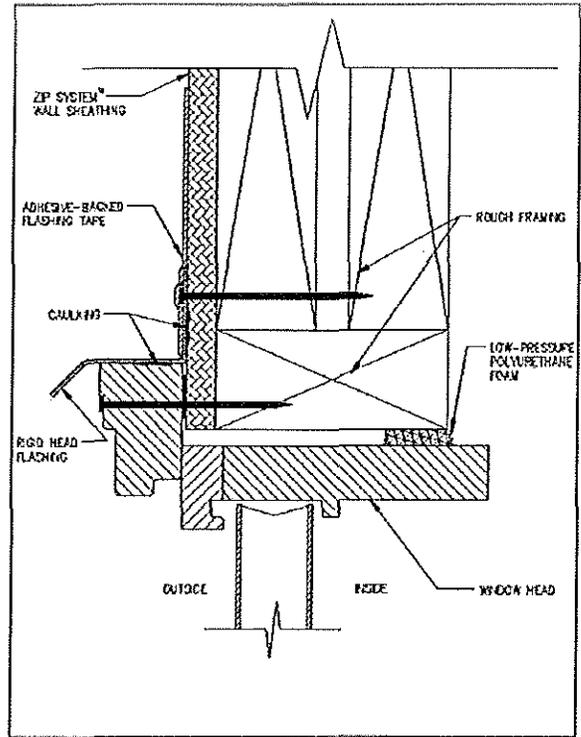


JAMB SECTION

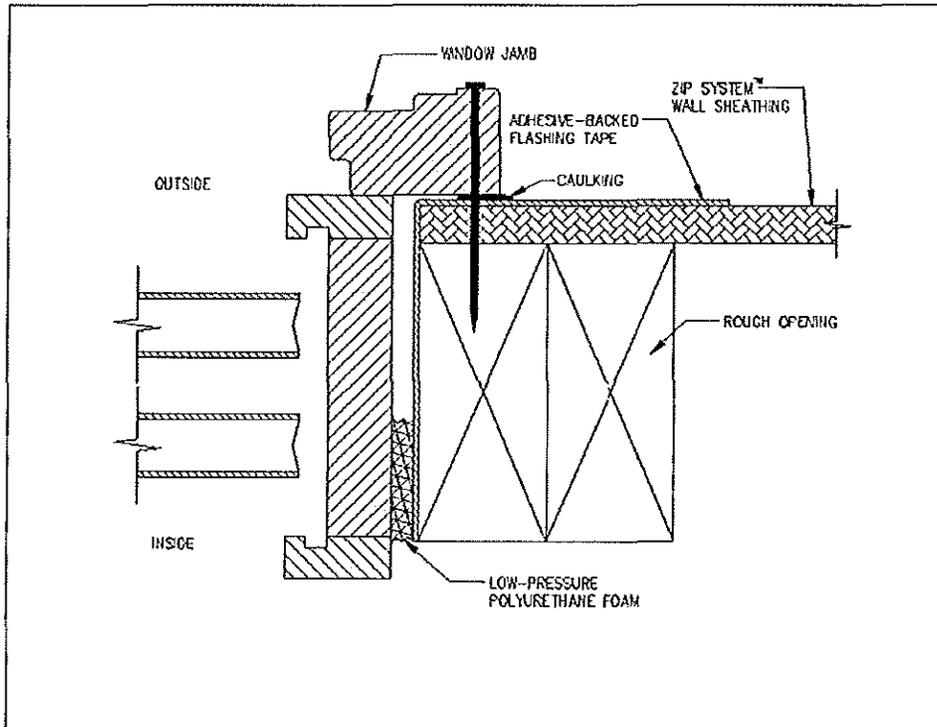
FIGURE 1—TYPICAL CROSS SECTIONS OF FLANGED WINDOW



SILL SECTION



HEADER SECTION



JAMB SECTION

FIGURE 2—TYPICAL CROSS SECTIONS OF INSTALLED BRICK MOLD WINDOW

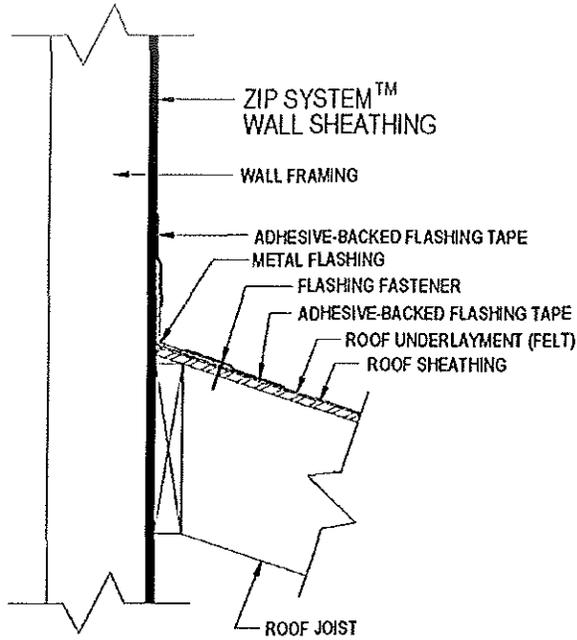


FIGURE 3—ROOF-WALL INTERSECTION (OPTION 1)

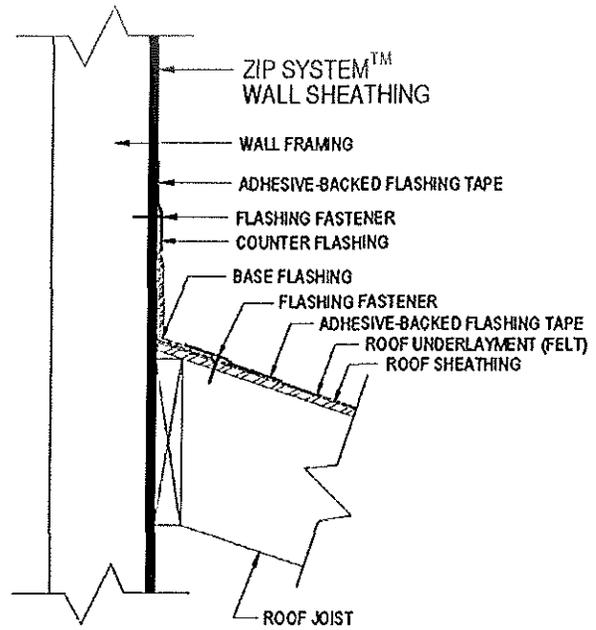


FIGURE 4—ROOF-WALL INTERSECTION (OPTION 2)

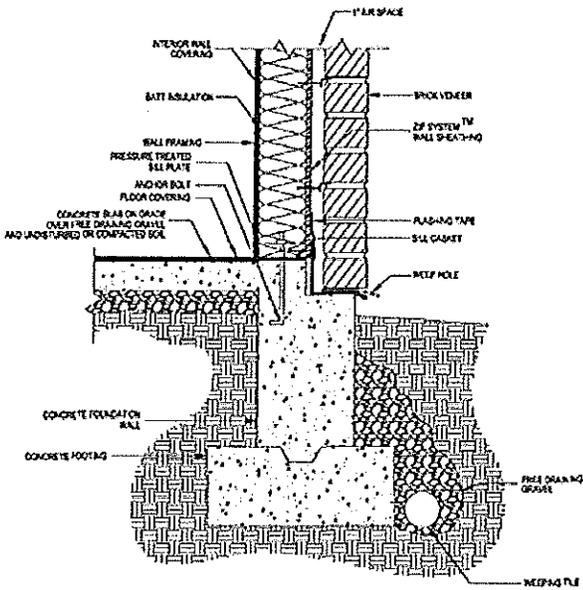


FIGURE 5—TYPICAL WALL-SILL INTERSECTION AND FLASHING DETAILS FOR BRICK SIDING

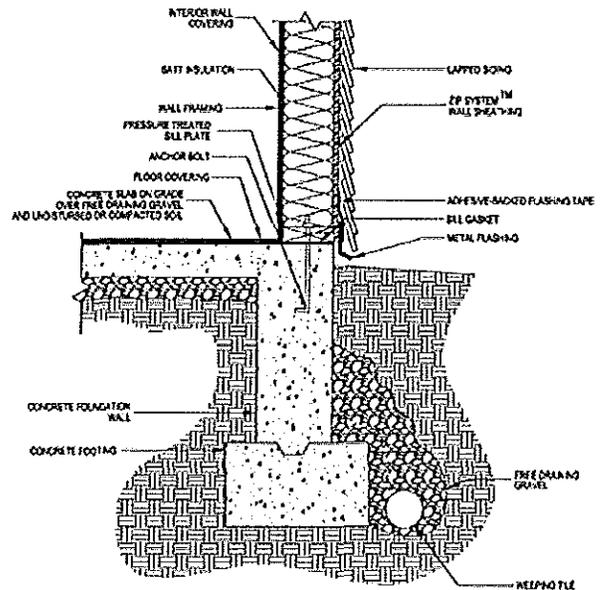


FIGURE 6—TYPICAL WALL-SILL INTERSECTION AND FLASHING DETAILS FOR LAPPED SIDING

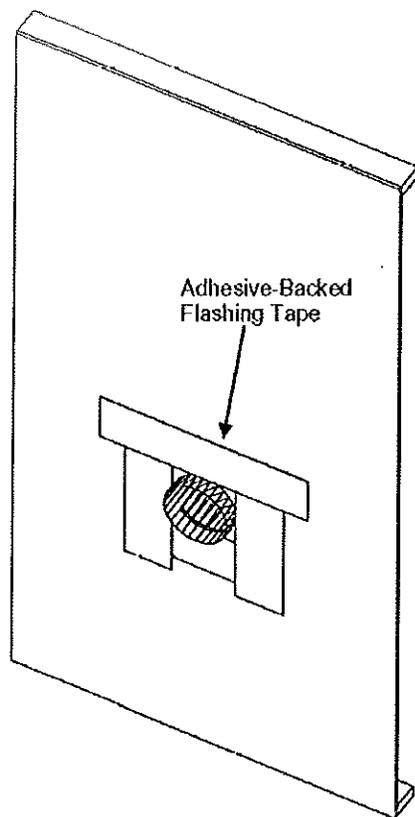


FIGURE 7—INSTALLATION AT PENETRATION OPENING (NON-FIRE-RESISTANCE RATED)



FIGURE 8—LABELING FOR THE ZIP SYSTEM SEAM TAPE ROLL



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF CONSTRUCTION CODES
IRVIN J. POKE
DIRECTOR

STEVE ARWOOD
ACTING DIRECTOR

Document No. 13-15

January 9, 2013

TO: Members of the Construction Code Commission

FROM: Todd Y. Cordill, NCARB Chief, Plan Review Division

SUBJECT: **Compliance Assurance No. 541**
Certificate of Acceptability
CXT, Inc.
3808 N. Sullivan Road
Spokane, WA 99216

A handwritten signature in black ink, appearing to read "Todd Y. Cordill", written over the "FROM:" line of the memo.

The above manufacturer has submitted a Compliance Assurance Program and appropriate fees. The inspection and evaluation agency has been previously certified by the Construction Code Commission. The Plan Review Division has evaluated the submission for compliance with Rules 1161 through 1168 and recommends that the Commission issue a Certificate of Acceptability, in accordance with Sections 4 and 19 of 1972 PA 230, MCL 125.1504, and the General Rules, Part 11 Premanufactured Units, Rule 1132(1).

TYC/mt

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