

NOTICE OF PUBLIC HEARING

EAST LANSING BUILDING BOARD OF APPEALS

Date: Thursday, July 28, 2022
Time: 7:00 p.m.
Location: East Lansing City Hall, 2nd Floor,
410 Abbot Road, Conference Room A

PLEASE TAKE NOTICE:

1. Appeal of Elias Strangas (owner) requesting a variation for the property at 712 Northlawn Avenue from the following requirement of Chapter 11 and 2 of the Michigan Plumbing Code (2018 edition) and Chapter 4 of the Michigan Residential Code (2015 edition). The applicant for 712 Northlawn Avenue is requesting that a variance be given to allow the connection of a sump pump to the combined storm/sanitary drain already installed inside the house.

Section 1101 General

1101.3 Prohibited drainage. *Storm water shall not be drained into sewers intended for sewage only.*

Section 1109 Combined Sanitary and Storm Public Sewer

1109.1 General. *Where the public sewer is a combined system for both sanitary and storm water, the storm sewer shall be connected independently to the public sewer.*

Section 202 General Definitions

[A] APPROVED. *Acceptable to the code official.*

BUILDING SEWER. *That part of the drainage system that extends from the end of the building drain and conveys the discharge to a public sewer, private sewer, individual sewage disposal system or other point of disposal.*

Combined. *A building sewer that conveys both sewage and storm water or other drainage.*

Sanitary. *A building sewer that conveys sewage only.*

Storm. *A building sewer that conveys storm water or other drainage, but not sewage.*

BUILDING SUBDRAIN. *That portion of a drainage system that does not drain by gravity into the building sewer.*

Sanitary sewer. *A sewer that carries sewage and excludes storm, surface and ground water.*

Storm sewer. *A sewer that conveys rainwater, surface water, subsurface water and similar liquid wastes.*

SUBSOIL DRAIN. *A drain that collects subsurface water or seepage water and conveys such water to a place of disposal.*

SUMP PUMP. *An automatic water pump powered by an electric motor for the removal of drainage, except raw sewage, from a sump, pit or low point.*

Section R405 Foundation Drainage

R405.2.3 Drainage system. *The drainage system shall discharge into an approved sewer system or to daylight.*

PLEASE TAKE NOTICE:

2. Appeal of Homestead Apartments (Lindsay Hayes, Property Manager) requesting a variation for the property at 500 West Lake Lansing Road, Building A, B, C, D from the following requirement of Chapter 3 and 4 of the International Property Maintenance Code (2006 edition). The applicant for 500 West Lake Lansing Road, Building A, B, C, D are seeking to reverse a Housing Inspector decision and a variance from the code requiring the bath ventilation to communicate to the outside.

Section 305 Interior Structure

305.1 General. *The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure that they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.*

Section 403 Ventilation

403.2 Bathroom and Toilet Rooms. *Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by section 403.1, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.*

All persons interested in this appeal will be given the opportunity to be heard. Call (517) 319-6871, the Department of Planning, Building and Community Development, East Lansing City Hall, 410 Abbot Road, East Lansing, for additional information. The City of East Lansing will provide reasonable auxiliary aids and services, such as interpreters for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities upon request received by the City seven (7) calendar days prior to the meeting.

Individuals with disabilities requiring aids or services should write or call the Building Department, 410 Abbot Road, East Lansing, MI 48823. Phone: (517) 319-6871. TDD Number: 1-800-649-3777.

Scott Weaver
Building Official

CP#22-149