

**Housing Advisory and Appeals Board
Staff Reports
December 10, 2008**

Exhibit A:

Consideration of Residential Housing Code violations at 165 North 200 West
(Case No. HAZE2008-01566; Jonas Jeppsen) City Council District Three

Appealed deficiency: the headroom for the stairway leading to the basement of Unit B is deficient in height. The interior stairway that leads to the basement of Unit B is deficient in headroom height. Descending the stairway the headroom measures; 5 feet 2 inches, 5 feet 8 inches and 5 feet 10 inches. Located overhead is the stairway leading to the 2nd floor which prevents the headroom to be raised. *Findings:* Because the deficiency in headroom exceeds the minimum allowed, staff recommends denial of the appeal.

Appealed deficiency: the winding stairs for the same stairway is deficient in run.

The stairway has three winding treads and measure at a point 12 inches from the narrow of the run 7 inches, 2 inches deficient of code requirements. The outside radius of the stairway measures approximately 20 inches. *Findings:* Staff recommends approval of the appeal provided a code complying handrail is installed at the outside radius of the stairway.

Appealed deficiency: the bottom tread of the same stairway encroaches into the required corridor width. At the base of the stairway, the bottom step encroaches 5 inches into the hallway leaving a 25 inch wide corridor and tripping hazard. The hallway leads to a basement bedroom and office/media room. *Findings:* Because the step creates a tripping hazard in a corridor that is used as a means of egress, staff recommends denial of the appeal.

Exhibit B:

Tabled Appeal Request at 32 South 1300 East (Case No. H-07-08) City Council District Four

Appealed deficiency: the stairway leading to the converted attic in Unit #2 lacks a handrail/guardrail. *Findings:* Compliance to IBC requirements.

Exhibit C:

Consideration of Residential Impact of Proposed Demolition at 766 South Jefferson Street

(Case No. HAZ2008-01733; Mark Miller/Jefferson Partners, LLC,) City Council District Four

1. Address: 766 South Jefferson Street. The structure to be demolished is a single family dwelling. The owner of the property, Mark Miller/Jefferson Partners LLC, is requesting demolition approval. The proposed post demolition use of the property is parking expansion.
2. Description of property and structure: The structure is vacant. The building is a single story brick structure and the property is .07 of an acre in size.
3. Description of area: The property is zoned D-2 (Downtown Support District) and the area consist of office, retail and residential uses.
4. Probable effect of the proposed demolition: The demolition of the structure will impact Salt Lake City's housing stock by reducing the number of residential units by one.
5. Comments from the public on the impact of proposed demolition: No comments have been received from the community.
6. Staff Recommendations: City staff recommends demolition.

Exhibit D:

Consent of Residential Housing Code Violations at 222 North West Temple Street (Case No. HAZ2008-01700; Tom Brooks) City Council District Three

Appealed deficiency: the headroom at the entrance at two north apartments is deficient in height.

The exterior doorways that lead to two apartment units have deficient headroom measuring 6 feet in height. *Findings:* Because it would require considerable structural and electrical changes to increase the headroom, staff recommends approval of the appeal.

Appealed deficiency: the interior winding stairway is deficient in run.

The winding treads of the main stairway that lead to a 2nd floor unit are deficient in run. Three of the treads come to a point and do not meet the minimum requirements of 6 inches in dept at the inside radius. The treads do meet the minimum depth of 9 inches when measured at a point from the inside radius 12 inches. It would not be possible to rebuild the stairway in its current location and meet code requirements. *Findings:* Staff recommends approval of the appeal provided that a code complying handrail is installed at the exterior radius of the stairway.