

## HOUSING ADVISORY AND APPEALS BOARD

### ON-SITE VISIT

February 13, 2008

11:30 am

**Panel members:** Kate Bradshaw, Katheen Call, Bryan Case, Billy Cruz, Susan Fleming, Jim Guilkey, Bill Nighswonger and Jerry Stanger.

- |                  |                                      |                      |               |
|------------------|--------------------------------------|----------------------|---------------|
| 1. 11:30 – 11:50 | 1497 West Wasatch Avenue (750 South) | (Council District 2) | (Demolition)  |
| 2. 11:50 – 12:10 | 2583 South 800 East                  | (Council District 7) | (Demolition)  |
| 3. 12:10 – 12:30 | 169 North State Street               | (Council District 3) | (Dan Maughan) |

## HOUSING ADVISORY AND APPEALS BOARD

### POLICY MEETING

451 South State Street, Room 126

Salt Lake City, Utah 84111

Wednesday, February 13, 2008

1:00 PM 1:45-PM

**Panel members:** Kate Bradshaw, Katheen Call, Bryan Case, Billy Cruz, Susan Fleming, Jim Guilkey, Bill Nighswonger and Jerry Stanger.

1. 1:00 – 1:05 **Approval of January 9<sup>th</sup> Minutes:** (Action Item)
2. 1:05 – 1:15 **Proposed Demolitions:** (Action Items)
  1. **Address: 1497 West Wasatch Avenue.** The structure to be demolished is a single family dwelling. The owner of the property, Craig Binks, is requesting demolition approval. The proposed post demolition use of the property has not been determined at this time.
  2. **Description of property and structure:** The structure has been damaged by fire and is secure. The dwelling is a single story frame structure. The property is .16 of an acre in size.
  3. **Description of area:** The property is zoned R-1-5000 (Single Family Residential District) and the area consists of 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:** Comments received from the community are to approval demolition with no delay.
  6. **Staff Recommendations:** City staff recommends demolition with no delay.
1. **Address: 2583 South 800 East.** The structure to be demolished is a single family dwelling. The owner of the property, Kyle Oler, is requesting demolition approval. The proposed post demolition use of the property is to landscape the parcel and market it for sale.
2. **Description of property and structure:** The structure is vacant and secure. The dwelling is a single story frame structure. The property is .27 of an acre in size.
3. **Description of area:** The property is zoned R-1-7000 (Single Family Residential District) and the area consists of 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:** Recommends no delay in issuing the demolition permit.
6. **Staff Recommendations:** City staff recommends approval of demolition.

3. 1:15 – 1:30  
**Consent Agenda:** (Action Items)

H-04-06 140 East 2<sup>nd</sup> Avenue (Council District 3)

**Appealed deficiency:** the headroom height for the stairway that leads to the 2<sup>nd</sup> floor is deficient. The secondary stairway to the 2<sup>nd</sup> floor is deficient in headroom at two locations. At midway of the stairway the headroom measures 5 feet 10 inches to an overhead waste line. At the top of the stairway the headroom measures 5 feet 10 inches due to an overhead electrical system and cabinets.

**Findings:** To increase the headroom would require major changes to the plumbing and electrical systems; therefore staff recommends approval of the appeal provided the low point is posted with reflective tape.

*Appealed deficiency:* the risers in the same stairway exceed the variation in rise and exceed the maximum allowed rise. The rise of the first step in the stairway measures 4 inches and the remaining risers vary from 6 ½ inches to 8 ½ inches. The top riser measures 9 inches.

*Findings:* To change the stairway to meet code requirements for rise would exacerbate the deficiency in headroom; therefore staff recommends approval of the appeal.

*Appealed deficiency:* the guardrail at the top of the stairway that leads to the attic units is deficient in height. The height of the guardrail measures 27 inches. The Existing Housing Code states that guardrails less than 36 inches may be allowed if part of the original construction.

*Findings:* Because the stairway appears to be part of the original construction, staff recommends approval of the appeal.

*Appealed deficiency:* the handrail for the main entrance and stairway that leads to the upper units is deficient in height. The handrail measures 28 inches from the nose of the treads and is part of the original construction of the building.

*Findings:* The historic significance of the stairway would be compromised if changed; therefore staff recommends approval of the appeal.

*Appealed deficiency:* the ceiling height over the bathtub in units #5 & #6 are deficient as to headroom. The bathrooms in both units are mirror images of one another. Above the bathtubs the ceiling slopes due to the roof structure. At the back wall of the bathtub of unit #5, the ceiling is 3 feet 2 inches, sloping up to 5 feet 4 inches at the bathtubs entrance. In unit #6 the back wall measures 3 feet 8 inches and slopes to 6 feet 3 inches at a point above the tubs entrance.

*Findings:* Because it would require Historic Landmark Commission approval to change the roof line and it would be structurally impracticable, staff recommends approval of the appeal.

H-38-07                      641 North 200 West                      (Council District 3)

*Appealed deficiency:* the stairway that leads to the basement laundry/mechanical room is deficient in headroom height and stairway width. The laundry/mechanical room that is located in the basement and accessible by the tenants is deficient in headroom and measures 4 feet 7 inches. Structural members that support the main floor are the cause of the low headroom. The stairway is also deficient in width, which measures 28 inches. The stairs are concrete and relocating the header for the stairway would require considerable structural changes.

*Findings:* Because the Housing Code is silent as to width and headroom for laundry rooms that are located within individual dwelling units and use of the laundry facilities is a choice of the tenants, staff recommends approval of the appeal.

H-45-07                      1415 & 1417 East Hollywood Avenue                      (Council District 6)

*Appealed deficiency:* the headroom of the stairways leading to the basement of Units 1415 & 1417 are deficient in height. The stairways lead to the basement of each unit and are identical as to their deficiency. The headroom measures, midway of the stairs, 6 feet 2 inches.

*Findings:* Because it would require structural changes to the main floor supports and the deficiency is minimal, staff recommends approval of the appeal.

*Appealed deficiency:* the basement bedrooms in both units are deficient in net openable area and window dimension. In the basement bedrooms which mirror each other, there are two windows that each measure 36 inches by 17 ½ inches and open to an area of 17 inches by 17 ½ inches because they are slider type windows. The openable window area is 2.1 square feet. If one window is made fully openable, the area would double and provide 4 square feet of net openable area.

*Findings:* Staff recommends approval of the appeal provided that a fully openable window is installed in each basement bedroom and that hardwired smoke detectors are installed in each bedroom and the area giving access to the bedrooms.

*Appealed deficiency:* the same windows are excessive as to sill height. The sill height of the windows measures 62 inches from the floor.

*Findings:* Staff recommends that a ladder or step be installed below the window in each bedroom that will be used for egress.

H-01-08                      1461 East Kensington Avenue                      (Council District 6)

*Appealed deficiency:* the headroom for the main stairway leading to the basement is deficient in height. The low point of the stairway headroom measures 5 feet 10 inches. The stairway opening has been enlarged to achieve as much headroom as possible without encroaching into the living area on the main floor.

*Findings:* Because changes have been made to increase the deficient headroom to the extent possible staff recommends approval of the appeal.

*Appealed deficiency:* the secondary stairway leading to the basement is deficient in headroom. The deficient headroom measures 5 feet 8 ½ inches and the ceiling of the stairway has been altered to increase the headroom. Above the area where the ceiling steps is a bedroom and to increase the headroom would require a section of the bedroom to be stepped and the bedroom would lose square footage.

*Findings:* Because the stairway is used as a secondary exit/entrance into the basement, staff recommends approval of the appeal.

*Close Policy Meeting and move to Appeal Hearing*

*1:30 pm - 1:45 pm*

**APPEAL CASES:**

**1. H-43-07 at 169 North State Street**

(Dan Maughan)

- A. The spiral stairway that leads to the 2<sup>nd</sup> floor entry into Unit #3 is deficient in: (a) headroom, (b) run and (c) width.
- B. The headroom for the doorway leading into Unit #3 is deficient in height.
- C. The roof structure encroaches into the doorway access and required ceiling height of the bedroom in Unit #3.
- D. The same bedroom lacks adequate room dimension and square footage.
- E. The window in the same bedroom lacks adequate dimension and net openable area for emergency egress.

*Re-open Policy Meeting*

**4. 1:45 – 2:00**

**Other Information:**

**5. 2:00**

**Adjourn:**

**People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Division at 535-7902; TDD 535-6021.**