

**Housing Advisory and Appeals Board  
Staff Reports  
October 8, 2008**

Exhibit A: HAZ2008-193438

**Appealed deficiency:** the headroom for the stairway leading to the basement is insufficient in height. The stairway that led to the basement bedroom and bathroom of apartment 507 is deficient in headroom. Measuring from top to bottom of the stairway, the headroom is 6 feet, 5 feet 4 inches and 5 feet 8 inches. Located above the low headroom are kitchen cabinets that have been altered to achieve additional height in the stairway. **Findings: Because the deficiency in headroom is excessive making the stairway difficult to maneuver and presents safety concerns, staff recommends denial of the appeal.**

**Appealed deficiency:** the basement bedroom in the same unit lacks adequate net openable area and window dimension for emergency egress. Located in the bedroom was a single window that measures 27 inches by 9 inches and opens halfway to a net openable area of .84 square feet. **Findings: Because there is no reasonable expectation that the window in the bedroom could be used for emergency egress, staff recommends denial of the appeal.**

**Appealed deficiency:** the sill height for the window in the same bedroom exceeds the maximum allowed. The window sill measures 60 inches in height from the floor. Beneath the window are shelves that in most situations would assist in reaching the window for egress. **Findings: Because there is inadequate window size for egress staff recommends denial of the appeal.**

**Appealed deficiency:** the mechanical duct in the basement hallway of the same unit encroaches into the required ceiling height. Mechanical duct and lighting has been enclosed in a mechanical chase and extends across the hallway. The hallway connects the stairway to the bedroom. The headroom measures 6 feet. **Findings: Because it would require considerable changes to relocate the mechanical system, staff recommends approval of the appeal provided the leading edge is posted with reflective tape.**

Exhibit B: HAZ2008-190241

*Note:* Located in the basement are 3 bedrooms each containing a single window all measuring the same size and also excessive as to the window sill height. Each window measures 31 inches by 25 inches and opens halfway to a net openable area of 1.5 square feet, 2 square feet shy of meeting code requirements for emergency egress. The sill heights measure 62 inches, 14 inches in excess of the maximum sill height of 48 inches.

**Appealed deficiency:** the northeast basement bedroom window is deficient in net openable area for egress, window dimension and window sill height. The bedroom is also deficient in ventilation. The northeast basement bedroom measures 12 feet by 9 feet, containing 108 square feet of floor area. The bedroom requires 4.3 square feet of ventilation. Deficiencies in emergency egress are noted above. **Findings: Staff recommends approval of the appeals provided a fully openable window is installed along with hard wired smoke detectors in the bedroom and area giving access to the bedroom. A ladder shall also be permanently mounted below the window.**

**Appealed deficiency:** the southwest basement bedroom window is deficient in net openable area for egress, window dimension and window sill height. The bedroom is also deficient in ventilation.

The southwest basement bedroom measures 12 feet 4 inches by 8 feet 10 inches and contains 103 square feet of floor area. The bedroom requires 4.2 square feet of ventilation, 2.7 square feet deficient from meeting code requirements. Deficiencies in emergency egress are noted above.

**Findings: Staff recommends approval of the appeals provided a fully openable window is installed, hard wired smoke detectors are installed in the bedroom and area giving access to the bedroom. A ladder shall also be permanently mounted below the window.**

**Appealed deficiency:** the southeast basement bedroom window is deficient in net openable area for egress, window dimension and window sill height. The bedroom is also deficient in ventilation. The southeast basement bedroom measures 13 feet by 12 feet 6 inches, containing 163 square feet of floor area. The bedroom requires 6.5 square feet of ventilation, 5 square feet deficient in ventilation. Deficiencies in emergency egress are noted above. **Findings: Due to the lack of sufficient natural ventilation, staff recommends denial of the appeal.**