

**Housing Advisory and Appeals Board
Staff Reports
January 14, 2009**

Exhibit A:

Consideration of Proposed Demolition at 415 East 2100 South

(Case No. HAZE2008-01903; Firmland Investment) City Council District Five

1. Address: 420 East Redondo Avenue. The structure to be demolished is a single family dwelling. The owner of the property, Firmland Investment Inc, 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 is boarded and in disrepair. The dwelling is a single story brick structure and the property is .10 of an acre in size.
3. Description of area: The property is zoned R-1/5,000 (Single-Family Residential District) and the area consist of residential and commercial 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 from the community are to approve demolition with no delay.
6. Staff Recommendations: City staff recommends demolition with no delay.

Exhibit B:

Consideration of Proposed Demolition at 419 East 2100 South

(Case No. HAZE2008-01904 Firmland Investment) City Council District Five

1. Address: 415 East 2100 South. The structure to be demolished is a single family dwelling. The owner of the property, Firmland Investment Inc, 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, boarded and in disrepair. The dwelling is a single story brick structure and the property is .10 of an acre in size.
3. Description of area: The property is zoned CB (Community Business District) and the area consist of residential and commercial 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 from the community are to approve demolition with no delay.
6. Staff Recommendations: City staff recommends demolition with no delay.

Exhibit C:

Consideration of Residential Impact of Proposed Demolition at 420 East Redondo Avenue

(Case No. HAZE2008-01904 Firmland Investment) City Council District Five

1. Address: 420 East Redondo Avenue. The structure to be demolished is a single family dwelling. The owner of the property, Firmland Investment Inc, 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 is boarded and in disrepair. The dwelling is a single story brick structure and the property is .10 of an acre in size.
3. Description of area: The property is zoned R-1/5,000 (Single-Family Residential District) and the area consist of residential and commercial 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 from the community are to approve demolition with no delay.
6. Staff Recommendations: City staff recommends demolition with no delay.

Exhibit D:

Consideration of Residential Impact of Proposed Demolition at 741 West 1300 South
(Case No. HAZE2008-01901 Salt Lake City Corp) City Council District Two

1. Address: 741 West 1300 South. The structure to be demolished is a single family dwelling. The owner of the property, Salt Lake City Corporation 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 is boarded and in fair condition. The dwelling is a single story brick structure and the property is .20 of an acre in size.
3. Description of area: The property is zoned R-1/7,000 (Single-Family Residential District) and the area consist of residential, commercial and public land 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 from the community are to approve demolition with no delay.
6. Staff Recommendations: City staff recommends demolition with no delay.

Exhibit E:

Consideration of Residential Impact of Proposed Demolition at 773 West 1300 South
(Case No. HAZE2008-01902 Salt Lake City Corp) City Council District Two

1. Address: 773 West 1300 South. The structure to be demolished is a single family dwelling. The owner of the property, Salt Lake City Corporation 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 is boarded and in good condition. The dwelling is a single story brick structure and the property is .18 of an acre in size.
3. Description of area: The property is zoned R-1/7,000 (Single-Family Residential District) and the area consist of residential, commercial and public land 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 from the community are to approve demolition with no delay.
6. Staff Recommendations: City staff recommends demolition with no delay.

Exhibit F:

Consent of Residential Housing Code Violations at 874 East South Temple Street (Case No. HAZ2008-01587;
Cloyed Miner) City Council District Four

Appealed deficiency: the bedroom of Unit #17 lacks adequate openable window area to provide natural ventilation. The room measures in two rectangles, 10 feet by 8 feet and 6 feet by 8 feet and contains 128 square feet of floor area. The bedroom requires 5.1 square feet of natural ventilation. Installing a new window to meet emergency egress requirements, the opening will then provide 4.5 square feet of ventilation. *Findings:* Staff recommends approval for inadequate natural ventilation provided a fully openable window is installed.

Appealed deficiency: the headroom at the top of the stairway of Unit #17 is deficient in height. At the top of the stairway the headroom slopes due to the overhead roof structure. At the low side, the headroom measures 5 feet 5 inches and then rises to 7 feet. The width of the opening is 36 inches making the headroom height at midpoint 6 feet 2 ½ inches. *Findings:* Because it is structurally impracticable to raise the headroom, staff recommends approval of the appeal provided the low headroom is posted with reflective tape.

Appealed deficiency: the winding stairs of the stairway of Unit #17 are deficient in run. The stairway within the unit has 3 winding treads that measure 2 inches at the inside radius. Measuring at 12 inches from the inside radius the run is 10 inches. *Findings:* Staff recommends approval of the appeal provided that a code complying handrail is installed at the outside radius of the stairway.

Appealed deficiency: the winding stairs of the common stairway leading to the 2nd floor units are deficient in run. The 3 winding stairs measure 7 inches at a point 12 inches from the narrow side. To reconstruct the stairway would require structural components of the building to be compromised and the reconfiguration of units. A handrail has been provided at the exterior radius of the stairway. *Findings:* Staff recommends approval of the appeal.

Exhibit G:

Consideration of Residential Housing Code violations at 1545 South 1800 East and 1805 East Bryan Avenue

(Case No. HAZE2008-01786; David Johnson) City Council District Six

Appealed deficiency: the headroom at the stairway leading to the basement is deficient in height.

The headroom at the stairway leading to the basement family room and bedroom is deficient and measures in two locations, 5 feet 7 inches. Above the low headroom is the floor structure for the main floor. *Findings:* Because the deficiency in headroom is 9 inches below City standards, staff recommends denial of the appeal.

Appealed deficiency: the mechanical duct in the basement family room encroaches into the required ceiling height. The ceiling height measures 6 feet 9 inches. The mechanical duct that runs the length of the basement measures 6 feet 2 inches, 2 inches shy of meeting minimum standards. *Findings:* Staff recommends approval of the appeal provided that the duct located in the path of circulation is posted with reflective tape. Hard wired smoke detectors shall also be provided.

Appealed deficiency: the family room is deficient in natural ventilation.

The family room measured 21 feet by 13 feet and contained 273 square feet of floor area. There were two windows in the room that measured 30 inches by 20 inches providing 8.4 square feet ventilation. The family room required 11 square feet of natural ventilation. *Findings:* Because the windows could create air circulation between the two openings, staff recommends approval for ventilation.

Appealed deficiency: the basement bedroom window lacks adequate dimension for egress.

The window measures 30 inches by 20 inches. The city's housing code requires that windows used for egress meet minimum standards for dimension of 30 inches by 24 inches. The window exceeds city code in net openable area for egress having an opening of 4.2 square. *Findings:* Staff recommends approval of the appeal provided that hard wired smoke detectors are installed in the bedroom and room giving access to the bedroom.

Appealed deficiency: the basement bedroom window is excessive as to window sill height.

From the floor to the bottom of the window, the sill measured 5 feet in height, 12 inches in excess of city standards. *Findings:* Staff recommends approval of the appeal provided that a step or ladder is permanently affixed to the wall; also hard wired smoke detectors are required in the bedroom and room giving access to the bedroom.

Appealed deficiency: the basement bedroom lacks sufficient window size to provide natural ventilation. The bedroom measures 10 feet by 14 feet and contains 140 square feet of floor area which requires 5.6 square feet of natural ventilation. If the existing window is used for ventilation, the opening will provide 4.2 square feet of natural ventilation. *Findings:* Because the deficiency in ventilation is minimal, staff recommends approval of the appeal for insufficient natural ventilation.

1545 South 1800 East

Appealed deficiency: the winding treads of the stairway leading to the basement are deficient in run.

Salt Lake City Code requires that winding treads are not less than 6 inches at any point. The tread tapers to 3 inches and measuring 12 inches from that point the tread depth is 7 inches. *Findings:* The condition of the stairway is sound and in good repair, therefore staff recommends approval of the appeal provided a code complying handrail is installed at the exterior radius of the stairway.

Appealed deficiency: the headroom for the same stairway is deficient in height. Midpoint of the stairway the headroom is low and measures 6 feet ½ inches due to the structural members of the main floor. *Findings:* Because it would require reconstruction of the stairway and floor structure, staff recommends approval of the appeal provided that the low headroom is posted with reflective tape.

Appealed deficiency: the family room lacks an exterior opening to provide natural light and ventilation.

The family room measures 10 feet 10 inches by 13 feet 2 inches and contains 142.6 square feet of floor area. At 4% of the floor area, the required natural ventilation is 5.7 square feet. Additional artificial lighting will resolve the natural light deficiency. *Findings:* Staff recommends denial of the appeal for natural ventilation.

Appealed deficiency: the east basement bedroom is deficient in window dimension, net openable area and exceeds maximum sill height for emergency egress. The lone window in the room measures 30 inches by 12 inches which fully opens to an area of 2.5 square feet. Measuring from the floor to the window sill is 66 ½ inches. *Findings:* Because the deficiency in egress is excessive, staff recommends denial of the appeal.

Appealed deficiency: the east basement bedroom is deficient in natural ventilation.

The bedroom measures 10 feet 10 inches by 12 feet 6 inches and contains 135 square feet of floor area. The requirement for ventilation, 5.4 square feet, is deficient from city standards by 2.9 square feet. *Findings:* Because the deficiency in ventilation along with the deficiency in emergency egress is excessive, staff recommends denial of the appeal.

L. Appealed deficiency: the mechanical duct encroaches into the required ceiling height in the basement. Located along the wall in the bedrooms and in the hallway is a chase for mechanical ducting which encroaches into the required ceiling height. Measuring to the bottom of the enclosure the height is 5 feet 11 inches. The ceiling height in the basement measures 6 feet 5 inches which meets housing code requirements provided hard wired smoke detectors are installed. Because it would require considerable changes to the mechanical system and ducting, *Findings:* staff recommends approval of the appeal provided that the leading edge of the mechanical duct is posted with reflective tape and that hard wired smoke detectors are installed.

Appealed deficiency: the west basement bedroom is deficient as to window dimension, net openable area and exceeds the maximum sill height for emergency egress. The window measures 30 inches by 12 inches and opens to a net area of 2.5 square feet. The window height exceeds the maximum sill height of 48 inches by 12 inches. *Findings:* Staff recommends denial of the appeal due to the accumulative violations as to emergency egress.

Appealed deficiency: the west basement bedroom lacks adequate exterior openings to provide natural ventilation. The bedroom measures 10 feet 10 inches by 10 feet 3 inches and contains 111 square feet of floor area. The requirement for natural ventilation for the room is 4.4 square feet. The one window in the room provided 2.5 square feet of opening. If the window were to be changed out to meet egress requirements, natural ventilation would then be met. *Findings:* Staff recommends denial of the appeal for ventilation.