

**Housing Advisory and Appeals Board
Amended Staff Reports
October 12, 2016**

Exhibit A:

Consideration of Emergency Demolition at 1499 South Main Street

(Case No. HAZ2016-008973; Frank Woo) City Council District 5 – Erin Mendenhall

1. Address: 1499 South Main Street. The structure to be demolished is a vacant commercial/retail building. The property is owned by Frank Woo.
2. Description of property and structure: The cinderblock, wood framing and steel structure has been damaged beyond repair as a result of a fire in November of 2015. The property has become a nuisance to the community. The structure has been declared by Salt Lake City's Building Official to be a threat and hazard to the health and safety of the citizenry of Salt Lake City. The property is 0.48 of an acre in size.
3. Description of area: The property is zoned CC (Commercial Corridor District). The surrounding area is made up of commercial uses.
4. Probable effect of the proposed demolition: The demolition will abate a neighborhood hazard and nuisance.

Exhibit B:

Consideration of Residential Housing Code Violations at: 1018 East 800 South

(Case No. HAZ2016-01837; Laurie Roberts) Council District 4 – Derek Kitchen

A) Appealed Deficiency: The variation between the stair riser at the top step and the bottom step of the stairway for the main entry exceeds the allowable 2". The concrete walkways in both the front and rear yards has recently been replaced. The walkway in the front yard is also the landing for the exterior stairs that give access to the common area that leads to the entries for the individual apartments. The new walkway abuts up against the riser of the first step and is sloped to allow for any water runoff. The height of the top riser is 7". The height of the bottom riser is 4.5" on the east side and 3.5" on the west side. The existing grade level of the landscaping remains unchanged.

Exhibit C:

Consideration of Residential Housing Code Violations at: 1158 East Westminster Avenue

(Case No. HAZ2016-00333; Ken Ho) Council District 7 – Lisa Adams

Appealed Deficiency: The windows of the bedroom on the top level are deficient in the required net openable area of three and one half (3'6") square feet and are less than the required minimum of twenty four inches (24") by twenty inches (20") in any direction. There is a total of three (3) windows on three (3) different walls in this bedroom. All three (3) are identical in size and type of construction and appear to be part of the original construction. They are all casement style with crank handles, single pane glass and steel frames. The dimensions for the openable section of the windows is twenty three inches (23") by sixteen inches (16"). Only one (1) section of the window is openable and it swings out. Because of the roof overhang along the eaves, the openable section only swings out about eight inches (8") before it hits the overhang. As a result the required net openable area is obstructed creating a maximum width of only eight inches (8"). The sill height of all three (3) windows is forty six and one half inches (46.5").

Exhibit D:

Consideration of Residential Housing Code Violations at: 1381 South Lincoln Street

(Case No. HAZ2016-02264; Christine Richards) Council District 5 – Erin Mendenhall

Appealed Deficiency: The request for relief is for the bedroom windows of the two (2) units in the back. The unit numbers are thirteen eighty five (1385) and thirteen eighty seven (1387). All of the windows that were part of the original construction have been replaced throughout both units with no record of any permits. There are two (2) windows in each bedroom and both are identical in type of construction and size. The net openable area is less than the three and one half (3'6") square feet required and less than the required twenty four inches (24") in any direction. The window sill height exceeds the forty eight inches

(48") maximum allowed for windows providing emergency egress. The new windows installed have one (1) slider. The dimensions of the net openable area is twenty one inches (21") in width by twenty and one half inches (21.5") in height. The height of the window sill measured from the floor is fifty nine and one half inches (59.5"). Hardwired smoke detectors have been installed in the bedrooms and the habitable space adjacent to them. They are also interconnected.

Exhibit E:

Consideration of Residential Housing Code Violations at: 623 East 100 South

(Case No. HAZ2016-01395; Lee Sorenson) Council District 4 – Derek Kitchen

Appealed Deficiency: A) Stairs in the interior or exterior of an existing building shall have a minimum stair width of thirty inches (30"). B) Stair treads for the winder stairs are less than six inches (6") along the inside edge.

The apartment on the top level is accessed by a winder stairway. The stairway appears to be the original construction and the unobstructed width from top to bottom is twenty seven inches (27") including the winder stairs located midway up the stairway. The tread runs of the winder stairs is three (3) to four (4) inches respectively.

Exhibit F:

Consideration of Residential Housing Code Violations at: 1964 South 900 East

(Case No. HAZE2016-01838; Elaine Thornton) Council District 5 – Erin Mendenhall

Appealed Deficiency #1: The request for relief is for all units of the apartment building located on the back of the property. All of the windows from the original construction have been replaced throughout the entire building with no record of any permits. The new windows installed in the bedrooms now have two (2) sliders instead of one (1). The bedroom in the apartments at each end of the building has two (2) window openings and those windows were constructed with just one slider. They are also deficient in size for meeting City minimums. The net openable area of each slider is less than three and one half (3'6") square feet. The width of each opening is eighteen and one half inches (18.5") and the height is twenty and one half inches (20.5"). The height of the window sill in the unit inspected for this appeal measured from the floor is forty seven inches (47"). The net openable area of the windows in the bedrooms where there are two (2) is less than three and one half (3'6") square feet. The width of the opening for the same windows is twenty one inches (21") and the height is twenty and one half inches (21.5"). The window sill height measured from the floor is fifty eight inches (58"). Hardwire smoke detectors have been installed in the bedrooms and the habitable rooms adjacent to them in every apartment.

Appealed deficiency #2: The headroom in the stairway is less than six feet four inches (6'4"). The headroom of the stairway leading to the basement where there is one (1) bedroom and one (1) bathroom is five feet ten inches (5'10"). In the past some modifications were made to the ceiling above the stairway to increase the headroom height.

Consent Agenda

Exhibit A:

Consideration of Residential Housing Code Violations at: 949 East Laird Avenue

(Case No. HAZE2016-01836; Boris Kurz) Council District 5 – Erin Mendenhall

Appealed Deficiency: Headroom projection is less than 6'4" in path of circulation. B) The net openable area for the windows in both bedrooms is less than the required twenty (20") x twenty four (24") for emergency egress and/or rescue. The ceiling height throughout the entire apartment is less than the required minimum of seven feet six inches (7'6") but greater than six feet four inches (6'4"). As a result the property owner has installed hardwired smoke detectors in each habitable room with all of them interconnected. In one of the bedrooms the HVAC ducting located just inside the doorway. The ceiling has been furred down at the ducting to allow for supporting wall board and a finished surface. The headroom height below the ducting is six feet two and one half inches (6'2.5") and because it's located next to the door it's considered to be within the path of circulation.