

Amended Staff Report
Housing Advisory and Appeals Board
Staff Reports
June 12, 2013

Exhibit A:

Consideration of Proposed Demolition and Mitigation of Residential Housing Loss at:

2460 South Wilshire Drive (Case No. HAZE2013-00707; Nick and Elaine Bapis.) City Council District Seven
The owners of the property, Nick and Elaine Bapis, are requesting demolition approval for their duplex located at 2460 South Wilshire Drive. The proposed post demolition use of the property is to construct a single-family residence which will be occupied by the owners.

The HAAB shall take evidence from the applicant and all interested parties regarding:

Probable effect of the proposed demolition: The demolition of the two-family structure will affect Salt Lake City's housing stock by reducing the number of residential units by one.

The character of the neighborhood: The property is zoned R1-7,000 (Single Family Residential District) and the area consists of residential uses.

The city's master plan for the area: The area will remain a single family residential district.

The proposed method of housing mitigation: the flat fee rate of \$3,322.20 is to be paid to the City's housing trust fund. See Bapis Residence, Housing Mitigation Report.

Exhibit B:

Consideration of Proposed Emergency Demolition at:

2941 South Hudson Circle (Case No. HAZ2013-01452; Patty Fekete) City Council District Seven
Address: 2941 South Hudson Circle. The structure to be demolished is a single-family dwelling. Patricia Fekete is the owner of the property,

Description of property and structure: The single family structure was damaged severely by fire. The structures roof has been destroyed, 50% of the interior has been gutted and the structural integrity of the building has been compromised. The structure has been declared by the Salt Lake City Building Official to be a threat and hazard to the health and safety of the citizenry of Salt Lake City. The building is a single story, masonry structure. The property is 0.12 of an acre in size.

Description of area: The property is zoned R-1-7000 (Single Family Residential District). The surrounding area is made up of single family residences.

Probable effect of the proposed demolition: The demolition will abate a neighborhood hazard and nuisance.

Staff Recommendations: Staff recommends no delay in demolition.

Exhibit B:

Request for building permit fee waiver

1. Non-Profit Fee Waiver Request at 331 South 1000 West
(HAZ2013-01230: Neighbor Works Salt Lake). City Council District Two.
Neighbor Works Salt Lake is requesting the waiver of building permits to construct an owner occupies single-family residence for an income eligible family. The fees waived will further the City's low-income housing goals.
2. Non-Profit Fee Waiver Request at 335 South 1000 West
(HAZ2013-01231: Neighbor Works Salt Lake). City Council District Two
Neighbor Works Salt Lake is requesting the waiver of building permits to construct an owner occupies single-family residence for an income eligible family. The fees waived will further the City's low-income housing goals.

Exhibit C:

Consent of Residential Housing Code Violations

Consent of residential housing code violation at: 74 South Wolcott Street. (Case No. HAZ2013-00548: John Hooker). City Council District Six

Appealed Deficiency: The winding stairs of the stairway leading to the basement are deficient in run. The house was built in 1910 and the stairway appeared to be part of the original construction. The three winding treads narrow to a point at the interior radius of the stairway. The treads meet the minimum run of 9 inches measuring 12 inches from that point. Findings: to re-construct the stairway to meet the requirements for

winding stairs, additional code issues would be created, Staff recommends approval of the appeal provided a handrail is installed at the exterior radius of the stairway, directing occupants to the wider tread. Appealed Deficiency: The window sill height in the bedroom #7 and #8 are excessive as to height. The windows meet the egress requirements for net openable area and window dimension however the finished window sills exceed the maximum allowed of 48", the window sill's measure 62 inches from the floor. An exception to excessive window sill height is to install a step or ladder at the egress window. Findings: Staff recommends that a permanent step or ladder be installed not more than 44 inches above the floor and that hardwired smoke detectors are installed in the bedrooms and room giving access to the bedrooms.

Exhibit D:

Appeal Hearing

Consideration of Residential Housing Code violations at 1068 East Norris Place (Case No. HAZ2013-00546; Juan Pelaez) City Council District Four.

A. Appealed Deficiency: The headroom for the stairway leading to the basement unit is deficient in height. The headroom at the base of the stairway to the apartment is deficient height and measures 5 feet 11 inches. Findings: because of the combined violations with the headroom and rise and run of the stairway, staff recommends denial of the appeal. B. Appealed Deficiency: The exterior stairway leading to the basement exceeds the maximum variation in run. The bottom tread tapers to a point and does not meet code for a winding stairs or landing. The treads immediately above measured 9 inches, 12 inches and 10.5 inches. The stairway is in disrepair and presents a safety hazard. Findings: Staff recommends denial of the appeal. Note: re-constructing the stairway to meet code requirements will increase the stairway headroom which will be closer in line with meeting the minimum headroom requirement of 6 feet 4 inches. C. Appealed Deficiency: the mechanical duct and structural beam encroach into the required ceiling height. In the hallway at the center of the basement unit the mechanical duct is alongside the structural beam which supports the main floor. To the bottom of the encroachment the height measures 6 feet 1 inch. Findings: to increase the clearance below the encroachment would require the structural components of the floor to be altered along with considerable changes to the mechanical system therefore; staff recommends approval of the appeal provided the leading edge of the encroachment is posted with reflective tape. D. Appealed Deficiency: the window sills of the egress windows in the three basement bedrooms are excessive as to height. E. The emergency egress windows in the basement bedrooms all meet minimum code requirements for egress however, the window sills are excessive as to height and measure 60" to 63" from the floor. Findings: staff recommends approval of the excessive window sill height provided that a step or ladder is permanently installed beneath the window and that hard wired smoke detectors are installed in the bedrooms and area giving access to the bedrooms.

Consideration of Residential Housing Code Violations at: 557 South 1200 East

(Case HAZ2013-00744; Mark Maxfield) City Council District Three

A. Appealed Deficiency: The ceiling height is deficient due to the encroachment of the mechanical duct. The mechanical duct is alongside a bearing wall and encroaches into the required ceiling height. Measuring to the bottom of the duct, the clearance is 5 feet 11 inches. Findings: Because it would require considerable changes to relocate or resize the mechanical system, staff recommends approval of the appeal. B. Appealed Deficiency: The windows used for emergency egress in both basement bedrooms are deficient in net openable area, window dimension and excessive as to window sill height. The bedroom windows each measure 31 inches by 16 inches and opened fully to 3.44 square feet of net openable area. The City's housing code requires a minimum window dimension of 20 inches by 24 inches and 3.5 square feet of window opening for emergency egress. The finished window sill exceeds the maximum allowed and measure 60 inches from the floor, 12 inches in excess of city requirements. If the window met the opening requirements for egress, a step or ladder would be accepted to meet the sill height requirement. Findings: Staff recommends denial of the appeal.