

**Amended
Housing Advisory and Appeals Board
Staff Reports
June 8, 2016**

Exhibit A:

Consideration of Proposed Demolition and Housing Mitigation at 924 South 300 West
(Case No. HAZE2016-00485; KEC Properties LLC) City Council District 5

1. Address: 924 South 300 West. The structure to be demolished is a single-family dwelling. The owner of the above property, KEC Properties LLC, has made application to Salt Lake City Building Services Division to demolish a structure that contains a single family residential dwelling unit. The proposed reuse of the property is to develop the site as a new Big O Tires Store. The property owner is proposing to mitigate the loss of one housing unit by calculating the difference between housing value and replacement cost.
2. Description of property and structure: The property is .15 acres in size. It appears to currently be occupied as a single family home.
3. Description of area: The property is zoned D-2 (Downtown Support District). The area consists of mostly commercial uses.
4. Probable effect of the proposed demolition: The demolition of the structure will affect Salt Lake City's housing stock by reducing the number of residential units by one.
5. Proposed housing mitigation option: Fee based on the difference between housing value and replacement cost.
6. Comments from the public on the impact of proposed demolition: Two comments in favor of.

Exhibit B:

Consideration of Proposed Demolition and Housing Mitigation at 930 South 300 West
(Case No. HAZE2016-00484; KEC Properties LLC) City Council District 5

1. Address: 930 South 300 West. The structure to be demolished is a single-family dwelling. The owner of the above property, KEC Properties LLC, has made application to Salt Lake City Building Services Division to demolish a structure that contains a single family residential dwelling unit. The proposed reuse of the property is to develop the site as a new Big O Tires Store. The property owner is proposing to mitigate the loss of one housing unit by calculating the difference between housing value and replacement cost.
2. Description of property and structure: The property is .15 acres in size. It appears to currently be occupied as a single family home.
3. Description of area: The property is zoned D-2 (Downtown Support District). The area consists of mostly commercial uses.
4. Probable effect of the proposed demolition: The demolition of the structure will affect Salt Lake City's housing stock by reducing the number of residential units by one.
5. Proposed housing mitigation option: Fee based on the difference between housing value and replacement cost.
6. Comments from the public on the impact of proposed demolition: Two comments in favor of.

Exhibit C:

Emergency Demolition at 863-867 East 2100 South
(Case No. HAZ2016-01346; Nupetco Associates LLC) City Council District Seven

1. Address: 863-867 East 2100 South. The structure to be demolished is a commercial carwash. The property is owned by Nupetco Associates LLC.

2. Description of property and structure: The steel and block structure has been dismantled of its exterior siding and interior walls. 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 0.51 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 D:

Emergency Demolition at 1250 South 900 West

(Case No. HAZ2016-01345; Salt Lake City Corporation) Council District Two

1. Address: 1250 South 900 West. The structure to be demolished is a single-family dwelling. The property is owned by Salt Lake City Corporation.
2. Description of property and structure: The family structure was damaged severely by fire. The structure's roof has been destroyed, the interior has been gutted and the structural integrity of the building has been compromised. The structure has been declared by 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 with converted attic, masonry and wood frame structure. The property is 0.35 of an acre in size.
3. Description of area: The property is zoned R-1-7000 (Single Family Residential District). The surrounding area is made up of single family residences and neighborhood business.
4. Probable effect of the proposed demolition: The demolition will abate a neighborhood hazard and nuisance.

Exhibit E:

Consideration of Residential Housing Code Violations at: 1167 South 400 East

(Case No. HAZE2016-00417; David Eschenfelder) City Council District 5

A) Appealed Deficiency: The request for relief is for units #3 and #4. Every room used for sleeping located below the 4th floor requires at least 1 opening to the exterior for emergency egress and/or rescue. The clear unobstructed openable area of the required opening can be no less than 20" x 24" with a sill height of no greater than 48". All of the windows that were part of the original construction have been replaced throughout the entire building with no record of any permits. The new windows installed in both bedrooms of each apartment on the 2nd floor do not meet the standards for providing at least 1 opening for emergency egress and/or rescue. The clear openable area of the windows installed in unit #3 is 11" x 35" for bedroom #1 and 16" x 35" for bedroom #2. The clear openable area of the windows installed in unit #4 is 11" x 47" and 16" x 35" for bedroom #1 and 11" x 35" for bedroom #2. The maximum sill height allowed for windows providing emergency egress is 48" and all of the windows meet the minimum standard.

Exhibit F:

Consideration of Residential Housing Code Violations at: 1173 South 400 East

(Case No. HAZE2016-00418; Rebecca Swalberg) City Council District Five

A) Appealed Deficiency: The request for relief is for units #3 and #4. Every room used for sleeping located below the 4th floor requires at least 1 opening to the exterior for emergency egress and/or rescue. The clear unobstructed openable area of the required opening can be no less than 20" x 24" with a sill height of no greater than 48". All of the windows that were part of the original construction have been replaced throughout the entire building with no record of any

permits. The new windows installed in both bedrooms of each apartment on the 2nd floor do not meet the standards for providing at least 1 opening for emergency egress and/or rescue. The clear openable area of the windows installed in unit #3 is 11" x 35" for bedroom #1 and 16" x 35" for bedroom #2. The clear openable area of the windows installed in unit #4 is 11" x 47" and 16" x 35" for bedroom #1 and 11" x 35" for bedroom #2. The maximum sill height allowed for windows providing emergency egress is 48" and all of the windows meet the minimum standard.

Exhibit G:

Consideration of Residential Housing Code Violations at: 666 East Ramona Ave.
(Case No. HAZE2016-00419; Sharon Roper) City Council District Five

A) Appealed Deficiency: The request for relief is for all units #1, #2, #3 and #4. Every room used for sleeping located below the 4th floor requires at least 1 opening to the exterior for emergency egress and/or rescue. The clear unobstructed openable area of the required opening can be no less than 20" x 24" with a sill height of no greater than 48". All of the windows that were part of the original construction have been replaced throughout the entire building with no record of any permits. The new windows installed in both bedrooms of each apartment do not meet the standards for providing at least 1 opening for emergency egress and/or rescue. The clear openable area of the windows installed is 18" wide and 31" in height. The maximum sill height for windows providing emergency egress is 48". The sill height for the same windows is 49 1/2".

Exhibit H:

Consideration of Residential Housing Code Violations at: 1057 South 900 East
(Case No. HAZE2016-00475; James Young) City Council District 5

A) Appealed Deficiency: All habitable rooms require an unobstructed means of egress to the exterior that is no less than 6'4" in height and 30" in width. Projections as low as 6' are permitted when they're not located in the path of circulation. This unit has a load bearing beam between the kitchen and the remaining living space that spans from wall to wall. The bottom of the beam measures 6' from the floor throughout the room it's located in which includes the required unobstructed means of egress.

B) Appealed Deficiency: Every room used for sleeping requires at least 1 opening to the exterior for emergency egress and rescue. The clear unobstructed openable area of the required opening can be no less than 24" x 20" with a sill height of no greater than 48". The window opening of the north bedroom meets the clear openable area requirements but the sill height measures 56" from the floor exceeding that allowable maximum of 48".

Exhibit I:

Consideration of Residential Housing Code Violations at: 1627 South Foothill Drive
(Case No. HAZE2016-00247;) City Council District 6

A) Appealed Deficiency: There is no guardrail along the walking surface of the driveway that runs parallel to the side of the building and the bottom level of a 3 story apartment building. Guardrails are required when grade levels are 30" or greater next to walking surfaces or landings. There is a concrete curb between the walking surface and the top of the curb extends anywhere from 7" to 16" above the top of the asphalt driveway for the entire length of the building. The height of the grade change is not consistent with it being 45" at the deepest point and 29" at the lowest. All 3 floors are accessed by a common stairway located in the center. The space between the bottom of the 2nd floor walkway and to the top of the curb wall is anywhere from 39" to 48".

Because only 1 stairway is available for exiting, the space between the walkway and curbing could be considered useful in the event of an emergency evacuation of the building.

B) Appealed Deficiency: (deficiency is not part of the original application) The stairway leading to the 2nd floor has been constructed with 3 winder steps at the top. Winder steps are required to be constructed as per the IBC. No part of a winder step can be less than 6" and a minimum tread depth of 10" measured at a point no less than 12" from the side where the treads are narrower is required. The minimum unobstructed width of 26" is not maintained when the width of the step is measure from the 12" out from the narrowest point. The owner has agreed to relocate the mailboxes that currently obstruct the required minimum unobstructed 30" width for a stairway. This deficiency is not part of the original application.