

**Housing Advisory and Appeals Board
Staff Reports
January 8, 2014**

Exhibit A:

Mitigation of Residential Housing Loss at: 939 South 400 West.

(Case No. HAZ1013-03869: (Salt Lake City Corp.) City Council District Five

The property is owned by Salt Lake City Corporation and the proposed reuse is to provide emergency vehicle parking associated with the Salt Lake City Public Safety Building. On December 12, 2012 the Housing Advisory and Appeals Board approved demolition for the residential structure occupying the property. Since the approval the structure was destroyed by fire and the remaining debris was removed from the property. Salt Lake City Corp. has proposed to mitigate residential housing loss by paying a flat rate fee into the City's Housing Trust Fund.

Exhibit B:

Mitigation of Residential Housing Loss at: 947 South 400 West.

(Case No. HAZ1013-03866: (Salt Lake City Corp.) City Council District Five

The property is owned by Salt Lake City Corporation and the proposed reuse is to provide emergency vehicle parking associated with the Salt Lake City Public Safety Building. On December 12, 2012 the Housing Advisory and Appeals Board approved demolition for the residential structure occupying the property. Since the approval the structure was destroyed by fire and the remaining debris was removed from the property. Salt Lake City Corp. has proposed to mitigate residential housing loss by paying a flat rate fee into the City's Housing Trust Fund.

Exhibit C:

Mitigation of Residential Housing Loss at: 949 South 400 West.

(Case No. HAZ1013-03870: (Salt Lake City Corp.) City Council District Five

The property is owned by Salt Lake City Corporation and the proposed reuse is to provide emergency vehicle parking associated with the Salt Lake City Public Safety Building. On December 12, 2012 the Housing Advisory and Appeals Board approved demolition for the residential structure occupying the property. Since the approval the structure was damaged by fire. Salt Lake City Corp. has proposed to mitigate residential housing loss by paying a flat rate fee into the City's Housing Trust Fund.

Exhibit D:

Consent of Residential Housing Code Violations at: 32 North H Street

(Case No. HAZ2013-03306; (Steven Stauffer) City Council District Three

- A. Appealed deficiency: Ceiling obstructions in the walk way opening requires a safe means of egress height at 6' 4" for all ceiling projections. The opening shown is deficient in ceiling height due to the duct work and plumbing pipe installed at the top. These projections have reduced the opening to a ceiling height to 5' 10" measured from the floor to the bottom of the obstruction. Findings: Although it would require considerable structural changes to accommodate the relocation of the duct work and plumbing, staff recommends denial of the appeal.
- B. Appealed Dificiency: The egress window located in the basement bedroom has three code dificiencies. (1) Window rough opening is 26"x22 (2) Opening the widow requires special knowledge and additional hardware is needed to keep the window fully open. (3) Safe egress path has been reduced in height because of the fir down in front of the winow.

Findings: Because the three code deficiencies restrict a safe and unobstructed means of egress from the basement bedroom the staff recommends denial of this appeal.

C. Appealed Deficiency: Stairway opening has three code deficiencies. (1) Stairway width is 25". Code requires stairways to have a minimum 36" wide opening. This area can be reduced to 30" if the structure was built before 1983. (2) Rise and run exceeds 4" variance for stairway. Code requires all stair treads and risers shall not vary from top to bottom more than 2" in each stairway. (3) Headroom in stairway is 6'2". Code requires headroom height in stairway openings shall not be less than 6'4" Findings: Because of the several deficiencies noted in the stairway staff recommends denial of this appeal.

Staff Recommendations: Blockage needs to be removed at the top of the stairs. Stairway openings are required to have a handrail installed for stairs with more than 3 risers. Guardrails are required for opening along stairways when opening is 30 "or more above the floor or final grade .Because of the many life safety issues identified in the laundry room this area should not be opened to the tenants and is not approved as a safe means of egress.

Exhibit E:

Consent of Residential Housing Code Violations at: 305 East First Avenue.
(Case No. HAZ2013-03065;(Marlyn Miller) City Council District Three

A. Appealed Deficiency: The common area stairway is deficient in height due to an encroachment in the ceiling height. The low point of the encroachment into the required ceiling height in the stairway measured 5 feet 11 inches. Findings: Because it would require considerable structural changes to increase the headroom, staff recommends approval of the appeal.

B. Appealed Deficiency: The 2 windows used for emergency egress in the north bedroom of unit #5 are deficient in net open able area and window dimension. Both windows have had paint applied to the sash and jamb and are difficult to open. Neither window would open beyond 8 inches of available travel. Findings: Staff recommends denial of the appeal.

C. Appealed Deficiency: The 2 windows used for emergency egress in the south bedroom of unit #5 are deficient in net open able area and window dimension. Both windows have had paint applied to the sash edges and are difficult to open. Neither window would open Findings: Staff recommends denial of the appeal.

D. Appealed Deficiency: The 2 windows used for emergency egress in the south bedroom of unit #6 are deficient in net open able area and window dimension. Both windows have had paint applied to the sash and jamb edges and are difficult to operate. One window would not open beyond 1 inch of available travel and the other window is painted shut. Findings: Staff recommends denial of the appeal.

E. Appealed Deficiency: The 2 windows used for emergency egress in the north bedroom of unit #6 are deficient in net openable area and window dimension. Both windows have had paint applied to the sash and jamb edges and are difficult to operate. One window would not open and the other opened to 7 inches. Findings: Staff recommends denial of the appeal.

Exhibit F:

Consent of Residential Housing Code Violations at: 1145 East Princeton Ave.

(Case No. HAZ2013-03110;(Nathan Levinson & Dianna Rae) City Council District Three

Appealed Dificiency: Egress window located in the upper floor bedroom has one code deficiency. The type of hardware used for the opener is installed near the center of the window. This creates an obstruction when the window is fully opened and reduces the opening to 16" x 40" However it should be noted that this measurment exceeds the minimum Square feet requirment required, found in Code section 18.50.200 Findings: The emergency egress window located in this bedroom is deficent. The window fails to meet the minium 20"x 24" required openable area as discribed in Code section 18.50.200.B2 Therefore the staff recommends denial of this appeal.

Exhibit G:

Consent of Residential Housing Code Violations at: 851 South 200 West

(Case No. HAZ2013-03579;(James Sung) City Council District Three

Appealed Dificiency: Egress window located in the upper floor bedroom has one code deficiency. The type of hardware used for the opener is installed near the center of the window. This creates an obstruction when the window is fully opened and reduces the opening to 16" x 40" However it should be noted that this measurment exceeds the minimum Square feet requirment required, found in Code section 18.50.200 Findings: The emergency egress window located in this bedroom is deficent. The window fails to meet the minium 20"x 24" required openable area as discribed in Code section 18.50.200.B2 Therefore the staff recommends denial of this appeal.