

**Housing Advisory and Appeals Board
Staff Reports
January 10, 2018**

Exhibit A:

Request for Demolition and Consideration of Housing Mitigation at 1172 East 1700 South

(Case No. HAZ2017-3634; Westminster College) City Council District 5 – Erin Mendenhall

1. Address: 1172 East 1700 South, Salt Lake City, Utah. The property owner is proposing to demolish a two-family dwelling. This parcel is owned by and located one property west of Westminster College campus. The address of the parcel adjacent to the east is 1192 East 1700 South and it is not part of this demolition request. The property owner is proposing to demolish the two-family dwelling and to create new landscaped open space. The property owner is proposing to mitigate the loss of two housing units by calculating the difference between housing value and replacement cost.
2. Description of property and structure: The property is .22 acres in size. The structure is not occupied.
3. Description of area: The property is zoned R 1-5000.
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 two.
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: Five (5) response in favor of. One (1) response in favor of a ninety (90) day waiting period.

Exhibit B:

Consideration of Residential Housing Code Violations at: 303 East 600 South

(Case No. HAZ2017-02063; Represented by Vicki Fields) Council District 4 – Derek Kitchen

Appealed Deficiency: This request for housing code relief applies to units seven (#7), eight (#8) and ten (#10). The bedroom window opening does not meet the minimum requirements of the net openable area for providing emergency egress and/or rescue. The clear openable area of the windows installed in units seven (#7) and eight (#8) is twenty two inches (22") by twenty two inches (22"). The clear openable area of the windows installed in unit ten (#10) is fourteen (14") by forty five inches (45"). 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 twenty inches (20") by twenty four (24") with a sill height of no greater than forty eight inches (48").

Exhibit C:

Consideration of Residential Housing Code Violations at: 1774 South 500 East

(Case No. HAZ2017-03215; Bert Ankrom) Council District 5 – Erin Mendenhall

A) Appealed Deficiency: The net openable area for the required emergency egress and/or rescue opening of the window in the master bedroom is deficient in size. The original window has been replaced with a casement awning style that is operable with a hand crank and constructed of a vinyl frame with double pane insulated glass. The entire window opens and swings towards the outside. The width of the opening when measured from edge to edge is sixteen inches (16") and the height of the opening when measured from edge to edge is thirty seven inches (37"). Every room used for sleeping located below the fourth (4th) floor requires at least one (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 twenty inches (20") x twenty four (24") with a sill height of no greater than forty eight inches (48").

B) Appealed Deficiency: Headroom in the stairway leading to the basement unit is deficient in height. The headroom height at the top of the stairway and measured along the plane line at the nose of the treads to the lowest point is five feet nine inches (5'9") and at the bottom of the stairway is six feet one inch (6'1"). Stairs in the interior or exterior of an existing building where stair jacks are replaced or fifty percent (50%) of the tread or risers are replaced shall meet the requirements of the UBC, except that the minimum stair width shall be thirty inches (30") and the minimum headroom height shall be six feet four inches (6'4").

Exhibit D:

Consideration of Residential Housing Code Violations at: 202 South 800 East

(Case No. HAZ2017-03753; Represented by Jerry Papez) Council District 4 – Derek Kitchen

A) Appealed Deficiency: The interior winder stairway leading to apartment three (3) on the top floor is less than thirty inches (30") in width at multiple areas. 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 varies and does not maintain the required minimum. Multiple stair treads taper down to less than six inches (6") and terminate at a point. No part of a stair tread that is less than the minimum six inches (6") can be considered for the minimum unobstructed width of a stairway. The opening at the top of the stairway leading to the landing is twenty nine inches (29") and the space between the vent pipe and the wall leading to the steps accessing the apartment is twenty seven inches (27") in width. Winder, circular and spiral stairs shall comply with the IBC. Stairs in the interior or on the exterior of an existing building shall have a minimum width of thirty inches (30"). Stair treads for winder stairs shall have a minimum tread depth of no less than six inches (6") at any point.

B) Appealed Deficiency: The headroom in the winder stairway leading to apartment three (3) is deficient in height. The headroom height varies from the bottom to the top in the stairway and measured along the plane line at the nose of the treads to the lowest point is five feet nine inches (5'9") and at the bottom of the stairway is six feet (6'). Every dwelling unit shall have a safe, continuous and unobstructed means of egress of a minimum height of six feet four inches (6'4") and a minimum width as per this code. The exit way shall be kept in a proper state of repair and maintained free of hazardous conditions and obstructions.

C) Appealed Deficiency: Stairways require a landing at both the top and bottom. The door for the main entry to apartment three (3) swings over two (2) steps and has no landing. Interior stair landings shall have a minimum width of thirty inches (30") and a minimum length in the direction of travel of thirty inches (30").

D) Appealed Deficiency: The rise of the stair treads vary more than allowed at the lower section near the exterior entry. The tread risers of the lower section vary as much as two inches (2") in height. Existing stair flights may have a maximum variation in rise and run of two inches (2") at the top and bottom of the flight. A maximum of one inch (1") variation of rise and run shall be allowed for all intermediate risers and treads. Stairs shall be level.