

**Housing Advisory and Appeals Board
Staff Reports
April 13, 2016**

Exhibit A:

Non-Profit Fee Waiver Request at 535 South 200 East

(Case No. HAZ2016-00348; Wasatch Manor Inc). City Council District Four represented by Derek Kitchen. Wasatch Manor Inc. is requesting the waiver of building permits to install new windows. The fees waived will further the City's low-income housing goals.

Exhibit B:

Consideration of Residential Housing Code Violations at: 642 South University Street

(Case No. HAZ2015-03268; Nici Jones) City Council District Four represented by Derek Kitchen

A. Appealed Deficiency: The stairway leading to the lower level common kitchen area is deficient in headroom height. Findings: The stairway headroom is deficient in height due to the structural members supporting the first floor. Measuring vertically between the leading edges of adjacent treads as the code specifies the headroom measures 5 feet 8 inches. Measuring vertically from the tread to the point of low headroom, the headroom measures 5 feet 11 inches.

Exhibit C:

Consideration of Residential Housing Code Violations at: 1251 East Browning Avenue

(Case No. HAZ2016-00049; Second Ave Apartments LLC) City Council District Five represented by Erin Mendenhall

A. Appealed Deficiency: The passageway from the living room to the kitchen in Unit #4 is deficient in width. Findings: The passageway opening at both the living room side and kitchen side measured 26¾ inches in width. A storage closet located adjacent to the doorway was in part the reason for the reduced width. A contractor that had been consulted indicated engineering and structural changes where necessary to increase the width. Historically deficient doorway/passageway widths have been approved at 26 inches.

Exhibit D:

Consideration of Residential Housing Code violations at 1768 South 400 East

(Case No. HAZ2015-03231; Chad Morton) City Council District Five represented by Erin Mendenhall

A. Appealed Deficiency: The emergency egress window located in the bedroom of Unit D is deficient in window opening and net openable area. Findings: The configuration of the window has a fixed center pane and two side windows that are slider type. The open dimension of the slider windows are 18¼ inches wide by 20 5/8 inches high. The windows net openable area is 2.61 square feet, deficient in area by .89 square feet.

B. Appealed Deficiency: The sill of the same window is excessive in height. Findings: Measuring from the floor to the bottom of the window, the sill height measures 57 inches. The dimension exceeds existing housing code requirements by 9 inches. In lieu of meeting code requirements for sill height, a step or platform fastened to the wall which decreases the sill height to within 44 inches has been allowed. Hardwired smoke detectors in the bedroom and area giving access to the bedroom have also been required.

Exhibit E:

Consideration of Residential Housing Code violations at 1000 South Denver Street

(Case No. HAZ2016-00024; Paul Watson) City Council District Five represented by Erin Mendenhall

A. Appealed Deficiency: The bathroom in Units #1 and #2 lack a source of ventilation.

Findings: The apartment building has four units. Unit #1 (north main level) and Unit #2 (south main level) have bathrooms which are located in the center of each unit. Located over the doorway to the bathrooms is a louvered vent that has been installed. The vent indicates the possibility of a previous building inspector approving the transfer vent application. The bathrooms show no evidence of mold or mildew which can occur without proper ventilation i.e. mechanical ventilation or a window providing natural ventilation. Extending a mechanical vent to the exterior of the building could be difficult due to the location of structural components.

Exhibit F:

Consideration of Residential Housing Code Violations at: 672 North 200 West

(Case No. HAZE2015-00881; Scott Hurst) City Council District Three

A. Appealed Deficiency: The headroom for the doorway leading into the northwest bedroom is deficient in height. Findings: The doorway is located beneath the mechanical duct which runs the length of the apartment. With the added framing for the door, the headroom measures 6 feet. To gain additional height the framing would have to be removed giving little clearance from the door to the mechanical duct.

B. Appealed Deficiency: The emergency egress window located in the downstairs northwest bedroom is deficient in dimension and net openable. Findings: There are two windows in the bedroom each measure 27 inches wide by 18 inches high. Because the windows are slider type, they open halfway to a dimension of 11½ inches by 17 inches. The net openable area is 1.36 square feet. If the windows are changed out to fully openable windows, the net openable area would be 3.38 square feet.

C. Appealed Deficiency: The sill for the same window is excessive in height. Findings: The window sill measures 62 inches from the floor, excessive in height by 14 inches. The housing code exception to excessive sill height allows for a permanent ladder or step be installed below the window in addition to hardwired smoke detectors in the room and room giving access.

D. Appealed Deficiency: The emergency egress window located in the downstairs southwest bedroom is deficient in dimension and net openable area. Findings: The window in the bedroom is the same size as the ones previously viewed. The window opens halfway to a dimension of 11½ inches by 17 inches. The net openable area is 1.36 square feet. If the windows are changed out to fully openable windows the net openable area would be 3.38 square feet.

E. Appealed Deficiency: The sill for the same window was excessive in height.

Findings: The window sill measures 62 inches from the floor, excessive in height by 14 inches. The housing code exception to excessive sill height allows a permanent ladder or step be installed below the window. Hardwired smoke detectors installed in the bedroom and room giving access to the bedroom would also be required.