

**Housing Advisory and Appeals Board
Staff Reports
June 13, 2018**

Exhibit A:

Consideration of Residential Housing Code Violations at: 130 South 700 East

(Case No. HAZ2018-00729; Represented by Conor McMullin) Council District 4 – Derek Kitchen

Appealed Deficiency: 1) The headroom in the stairway leading to the basement level of the common area is deficient in height. The headroom height at the bottom of the stairway measured along the plane line at the nose of the 2nd tread to the lowest point is five feet nine and one half inches (5'9 ½"). 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"). 2) Total amount of square footage for the living space is deficient to be considered an efficiency dwelling unit. The unit has two (2) levels of living space. The bottom level has about seventy seven square feet (77 sq ft) and the upper level has about fifty eight and one half square feet (58.5 sq ft) for a combined total of about one hundred thirty five and one half square feet (135.5 sq ft) of total living space. An efficiency dwelling unit shall have a living room of at least one hundred ninety (190) square feet of floor area. An additional one hundred (100) square feet of floor area shall be provided for each occupant in excess of two (2). 3) The intermediate landing of the proposed efficiency dwelling unit is deficient in the required width and length. The stair landing at the change of direction leading to the bottom level is insufficient. 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"). 4) Individual stairs within the stairway of the proposed efficiency dwelling unit are inconsistent in depth and height between the tread and risers and at the top and bottom steps. Multiple stairway risers exceed the permitted maximum and both the riser and the tread vary more than the permitted variation allowed between the intermediate steps. The risers of the top and bottom exceed the permitted variation respectively. Stairs shall have a maximum riser height of eight inches (8") and a minimum step run of nine inches (9"). 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 and shall comply with life safety standards as defined herein.

Exhibit B:

Consideration of Residential Housing Code Violations at: 437 South 400 East

(Case No. HAZ2018-00694; Represented by Marthes Solamuthu) Council District 4 – Derek Kitchen

Appealed Deficiency: 1) The net openable area of the window opening in the bedroom of unit #4 is deficient in size for providing the required emergency egress/rescue. The window is a fully openable casement style that functions with a crank handle. The overall dimension of the net openable area is twenty seven inches (27") by eighteen one half inches (18 ½"). 2) The sill height of the same window exceeds the minimum standard required for openings providing emergency egress/rescue from rooms used for sleeping. The window sill height measured from the floor is fifty four one half inches (54 ½"). Every room used for sleeping located below the fourth (4th) floor requires at least one (1) opening to the exterior for emergency egress/rescue. The clear unobstructed openable area of the required opening can be no less than twenty inches (20") by twenty four inches (24") with a sill height of no greater than forty eight inches (48"). 3) The same window opening within the bedroom of unit #4 is deficient in size for providing the required means of natural light and ventilation. The approximate square footage of the bedroom is one hundred twenty (120). The square footage of the window opening for both the natural light and ventilation is just shy of three and one half (3.5). To meet SLC's minimum standard the opening size would need to be six square feet (6). Every habitable room shall have at least one window facing directly to the outdoors to provide natural light. The minimum total window area shall equal one-twentieth ($\frac{1}{20}$) or more of the floor area of the room, with a minimum of three and one-half (3.5) square feet. All habitable rooms shall be provided with natural ventilation by means of openings to the exterior which have the capability of being closed to the weather. Total openings shall have an area at least one twentieth ($\frac{1}{20}$) of the floor area of the room or three and one-half (3.5) square feet, whichever is greater.

Exhibit C:

Consideration of Residential Housing Code Violations at: 435 South 400 East

(Case No. HAZ2018-00694; Represented by Marthes Solamuthu) Council District 4 – Derek Kitchen

Appealed Deficiency: Bathroom in unit #4 is deficient of required ventilation. The bathroom of unit #4 is deficient with the required ventilation by either an exterior window opening or a mechanical exhaust fan. Except as provided in subsection B2b of this section, all bathrooms and laundry rooms shall be provided with natural ventilation by means of openings to the exterior which have the capability of being closed to the weather. Such openings shall have a total area not less than one-twentieth ($\frac{1}{20}$) of the floor area of the room, with a minimum of one and one-half ($1\frac{1}{2}$) square feet. A mechanical exhaust system connected directly to the outside shall be allowed in lieu of natural ventilation. The system shall be capable of providing five (5) air exchanges per hour. The exhaust air shall discharge at least three feet (3') above or ten feet (10') away from any air intake source. Toilet rooms may be ventilated with an approved recirculation fan or similar device designed to remove odors from the air. Mechanical or convection venting of bathrooms into the attic shall be acceptable. Recirculating fans may be used in toilet rooms only. Bathrooms with tubs or showers shall have a convection or mechanical exhaust system.

Exhibit D:

Consideration of Residential Housing Code Violations at 382 North Wall St.

(Case No. HAZ2017-03735) Represented by Rebecca Brown. City Council District 3 – Chris Wharton

Appeal deficient emergency egress/rescue opening size in bedroom. The bedroom in the basement was not part of the original construction. The original window has been replaced with a casement style window that is fully openable with the use of a crank and constructed of a vinyl frame with double pane insulated glass. The dimensions of the net openable area is eighteen inches (18") by thirty and one half inches ($30\frac{1}{2}$ ") and just over the minimum three and one half square feet ($3'6"$). Property owner obtained a building permit along with the required Certificate of Appropriateness prior to the installation. Every room used for sleeping located below the 4th floor requires at least 1 opening to the exterior for emergency egress/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".