

**Housing Advisory and Appeals Board
Staff Reports
July 10, 2013**

Exhibit A:

Request for building permit fee waiver

1. Non-Profit Fee Waiver Request at 831 South Cheyenne Street
(HAZ2013-01: Neighbor Works Salt Lake). City Council District Two.
Neighbor Works Salt Lake is requesting the waiver of building permits to construct an owner occupies single-family residence for an income eligible family. The fees waived will further the City's low-income housing goals.
2. Non-Profit Fee Waiver Request at 841 South Cheyenne Street
(HAZ2013-01: Neighbor Works Salt Lake). City Council District Two
Neighbor Works Salt Lake is requesting the waiver of building permits to construct an owner occupies single-family residence for an income eligible family. The fees waived will further the City's low-income housing goals.

Exhibit B:

Appeal Hearing

Consideration of Residential Housing Code violations at 864 East Bryan Avenue (Case No. HAZ2013-01302; Carol Seymour) City Council District Five.

A. Appealed Deficiency: The emergency egress window in the basement bedroom is deficient in dimension and net openable area. The house was constructed in 1936. The driveway leading to the garage measures 9 feet in width, running parallel to the window. The original window has been changed out to a slider type that reduced the opening size. The window measures 33 inches by 15 inches and the net openable area was 1.6 square feet. Hard wired smoke detectors and carbon monoxide detectors have been installed to meet code requirements. Findings: Staff recommends denial of the appeal.

Consideration of Residential Housing Code Violations at: 419 East Harrison Avenue
(Case HAZ2013-01503; Steven Boyington) City Council District Five

A. Appealed Deficiency: The stairway leading to the basement is deficient in headroom. The house was constructed in 1946. The stairway to the basement is deficient in headroom and descending the stairs the headroom measures; 5 feet 11 inches, 5 feet 3 inches and at the bottom, 5 feet 6 inches. Findings: Because the stairway does not meet the minimum headroom height and is a safety concern, staff recommends denial of the appeal. *Recommendation to the owner is to explore the possibilities of increasing the headroom height.*

B. Appealed Deficiency: The mechanical duct and structural beam encroaches into the required ceiling height. The ceiling height in the basement unit measures 6 feet 4 inches. Located and traveling through the center of the unit, the bearing wall, structural beam and mechanical duct. The beam and ductwork encroaches into the required ceiling height, measuring 5 feet 10 inches to the leading edge. Findings: Because it would require structural alterations to the bearing wall, beam and the ductwork would have to be re-sized or re-located, staff recommends approval of the appeal. Staff recommends that the leading edge of the mechanical duct be posted with reflective tape.

C. Appealed Deficiency: The egress window in the basement bedroom is deficient in dimension and net openable area. The window used for emergency egress does not meet minimum housing code requirements. The window dimension is 26 ½ inches in width and 18 inches in height. The window is a slider type and opens halfway to 12 inches by 18 inches which provides 1.5 square feet of net openable area. Findings: Because the deficiency in opening dimension and openable area is excessive, staff recommends denial of the appeal.

D. Appealed Deficiency: The window sill for the same window is excessive in height. From the floor to the window sill measures 56 inches, 8 inches in excess of residential code requirements. Findings: staff recommends denial of the appeal.

Consideration of Residential Housing Code Violations at: 1123 South 300 East

(Case HAZ2013-00547; Allan Anderson) City Council District Five

A. Appealed Deficiency: the winding stairs leading to the basement are deficient in run.

There are three winding stairs that come to a point and when measured from that point, the run measures 7 ½ inches. A handrail has been installed at the exterior radius of the stairway.

Findings: because it would require total reconstruction of the stairs, staff recommends approval of the appeal.

B. Appealed Deficiency: The headroom for the same stairway is deficient in height.

The stairway to the basement is deficient in headroom and descending the stairs measures; 5 feet 8 inches to 5 feet 10 inches. The headroom above the stairs had been altered to gain

additional height. Findings: Because the stairway headroom is deficient below the threshold of 5 feet 10 inches, staff recommends denial of the appeal.