

**Housing Advisory and Appeals Board
Staff Reports
July 12, 2017**

Exhibit A:

Request for Demolition and Consideration of Housing Mitigation at 1743 East Rosecrest Drive
(Case No. HAZ2017- 01612; Salt Lake City Corporation) City Council District 6 – Charlie Luke

1. Address: 1743 East Rosecrest Drive - The structure to be demolished is a single-family dwelling. The owner of the above property, Salt Lake City Corporation, has made application to Salt Lake City Building Services Division to demolish a structure that contains a single family residential dwelling unit and the proposed reuse of the property is to create landscape open space. The property owner is proposing to mitigate the loss of one housing unit by calculating the difference between housing value and replacement cost.
2. Description of property and structure: The property is .44 acres in size and appears to be mostly wood frame, masonry and concrete construction.
3. Description of area: The property is zoned R-1-7000 and the area consists of mostly single family residential uses.
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 one.
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: As of 6/29/2017 there are five (5) all in favor of.

Exhibit B:

Consideration of Residential Housing Code violations at 1723 South Wright Court
(Case No. HAZ2017-01611; Felecia Wilson) City Council District 5 – Erin Mendenhall

A) Appealed Deficiency: The net openable area of the windows for the required emergency egress and/or rescue in both bedrooms is deficient in size. The property is a single family residence with two (2) bedrooms. There are four (4) window openings in the corner bedroom and two (2) window openings in the other bedroom. They all appear to be the original construction. All of the windows are the double hung style with storm windows on the exterior side that are close to the same dimensions. The width of the net-openable area is twenty eight inches (28") and the height is sixteen inches (16") for all the original windows. The height of the window sill is forty three inches (43") and is typical for all the windows located in the bedrooms. Every room used for sleeping requires at least 1 opening to the exterior for emergency egress and rescue. The clear unobstructed openable area of the require opening can be no less than twenty four inches (24") by twenty inches (20") with a sill height of no greater than forty eight inches (48").

B) Appealed Deficiency: The stairway at the south end of the rear yard deck has four (4) or more risers and there is no handrail. The deck and stairways giving access to the deck on the north and south ends are constructed of wood. The stairway on the south end that leads down to the south side yard has a total of four (4) risers and there is no handrail. The width of the stair treads is thirty one inches (31"). Stairs and Handrails: If there are four (4) or more risers, a handrail shall be required. Two (2) handrails shall be required when the width of the stairs is forty eight inches (48") or more. Stairways less than forty eight inches (48") in width or stairways serving one individual dwelling unit in group R, division one (1) or three (3) occupancy, or a group R, division three (3) congregate residence may have one handrail. Handrails are not required for monumental stairs.

C) Appealed Deficiency: The basement of this house is unfinished space and is not used for living. There is a laundry room and the remaining space is used for storage only. The stairway leading to the basement is located near the center of the main floor. The stairway has more than four (4) risers and there is no handrail. The stairway leading to the basement is constructed of wood stringers and treads and the walls and ceiling of the stairway enclosure have been finished with wood paneling. There is no handrail and from what I can see there never has been one attached to the wood paneling. Stairs and Handrails: If there are four (4) or more risers, a handrail shall be required. Two (2) handrails shall be required when the width of the stairs is forty eight inches (48") or more. Stairways less than forty eight inches (48") in width or stairways serving one individual dwelling unit in group R, division one (1) or three (3) occupancy, or a group R, division three (3) congregate residence may have one handrail. Handrails are not required for monumental stairs.

Exhibit C:

Consideration of Residential Housing Code violations at 976 South 400 East

(Case No.HAZ2016-01857; Phong (David) Tran) City Council District 5 – Erin Mendenhall

A) Appealed Deficiency: The net openable area of the window for the required emergency egress and/or rescue in the basement bedroom of unit two (2) is deficient in size. The property is in the process of legalizing the second (2nd) unit and is currently recognized as a single family residence. The entry for the 2nd unit is in the rear. The basement is accessible from the second (2nd) unit where one of the rooms is currently being used as a bedroom. There is only one (1) window. The original window has been replaced with a slider constructed of double-pane glass and a vinyl frame. Only half of the window opens and the net-openable area is very deficient in meeting the required standard for emergency egress/rescue. The actual size of the opening that the window is in measures thirty four inches (34") in width and fifteen and one half inches (15 ½") in height. The net-openable area measures sixteen and one half inches (16 ½") in width and fourteen inches (14") in height. Every room used for sleeping requires at least 1 opening to the exterior for emergency egress and rescue. The clear unobstructed openable area of the require opening can be no less than twenty four inches (24") by twenty inches (20") with a sill height of no greater than forty eight inches (48").

B) Appealed Deficiency: The bottom of the furnace ducting runs against the ceiling of the basement in the second (2nd) unit and projects into the required continuous means of egress required from all rooms used as living space. The ducting for the furnace runs along the bottom side of the floor joists for the main floor. It appears to run the entire length of the basement close to the center of the room creating a projection less than six feet four inches (6'4") near the bottom of the stairway in the living room space of the basement. The height of the ducting measured from the floor to the bottom side is slightly less than 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. The minimum ceiling height for all habitable rooms shall be seven feet six inches (7'6"), except for kitchens, which may be seven feet zero inches (7'0"). This height may be six feet four inches (6'4") when the requirements of this chapter for emergency egress, light and ventilation are met and a one hundred twenty (120) volt electrical powered smoke detector is installed in the room. Projections shall be allowed to six feet zero inches (6'0") when the projection is not in the pattern of circulation and projections are not greater than twenty percent (20%) of the floor area of the room.

C) Appealed Deficiency: Unit #1 occupies the main floor and the finished attic space above it. The headroom height in the stairway leading to the attic space is deficient in headroom at both the top and bottom. The headroom height of the opening at the base of the stairs measures six feet and one half inch (6' ½") from the top of the nose of the first tread to the top of the opening on the stairway side. The headroom height from the nose of the tread four (4) risers up to the ceiling measures six feet two and one half inches (6'2 ½"). The opening at the top of the stairway measures five feet five and three quarter inches (5'5 ¾") from the floor of the living space to the top of the opening on the living space side. 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. Interior and exterior stairs shall have a minimum headroom height of six feet four inches (6'4"), except for stairs to mechanical or storage rooms, utility and nonhabitable rooms in any residential structure and laundry rooms in individual dwelling units, which have no minimum headroom height.