

**Housing Advisory and Appeals Board
Staff Reports
September 10, 2014**

Exhibit A: (Tabled from August 13, 2014 HAAB Meeting)

Consent of Residential Housing Code Violations at: 426 South Navajo Street Salt Lake City Utah
(Case No. HAZ2014-00794 ;(Bruce Denicke) City Council District Two

A. Appealed Deficiency: The ceiling projection located at the bottom of the stairway is 5'9" when measuring from the bottom of the projection to the floor. This opening provides the only means of egress from the living room, kitchen and dining area.

Findings: *Code section 18.50.180* addresses ceiling heights and requires a safe path of egress from all habitable rooms. Projections are allowed in these areas however, no projection is allowed to be lower than 6' 0" (Approved, August 13, HAAB Meeting)

B. Appealed Deficiency: Bedroom # 1 is located in the southwest corner of the basement. The emergency egress window has a clear opening that measures 15 ½"x 24 ½" with the total net opening of 2.6 sq. ft.

Findings: The emergency egress window located in the bedroom #1 fails to meet the minimum 20"x 24" required and the 3.5 sq. ft. openable area as described in *Code section 18.50.200.B2*

C. Appealed Deficiency: Bedroom # 2 is located in the northwest corner of the basement. The emergency egress window has a clear opening that measures 12 ½"x 20" with the total net opening of 1.8 sq. ft.

Findings: The emergency egress windows located in bedroom #2 fails to meet the minimum 20"x 24" required and the 3.5 sq. ft. openable area as described in *Code section 18.50.200.B2*

Exhibit B:

Request for building permit fee waiver

1. Non-Profit Fee Waiver Request at 400 South 500 East Salt Lake City Utah 84116
(HAZ2014-00794: First Step House). City Council District Four.

First Step House 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 C:

Consent of Residential Housing Code Violations at: 861 South 700 East Salt Lake City, Utah
(Case No. HAZ2014-02482 ;(Nicole Youkstetter) City Council District Four

A. Appealed Deficiency: headroom height and width in basement stairway