

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

**Exhibit A:**

**Consideration of Proposed Demolition and Housing Mitigation at 122 East Williams Avenue**

(Case No. HAZE2014-03004; Dave Strong) City Council District Five

1. Address: 122 East Williams Avenue. The structure to be demolished is a single-family dwelling. The owner of the above property, David Strong, has made application to Salt Lake City Building Services Division to demolish a structure that contains a residential dwelling unit. The proposed reuse of the property is to develop the site as a private landscaped 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 .11 acres in size. The structure is in disrepair
3. Description of area: The property is zoned R-1/5000 (Single Family Residential) The area consists of residential and commercial 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: One comment received is for denial of demolition.

**Exhibit B:**

**Consideration of Residential Housing Code Violations at: 1747 South 1700 East**

(Case No. HAZE2015-03032; Mike Barzoni) City Council District Six

A. Appealed Deficiency: The headroom for the stairway that leads to the basement is insufficient in height. Findings: the stairway that led to the basement was insufficient in headroom at two locations. Descending the stairway the first low point the measured 6 feet and at the next point the headroom measured 5 feet 7 inches. The minimum headroom allowed by the housing code is 6 feet 4 inches. Above the low headroom was a storage area with three drawers and if altered (drawers removed and floor raised) additional headroom could be achieved. The HAAB has authorized the hearing officer to investigate and administratively approve or deny stairway headroom below 6 feet 4 inches. The minimum height authorized is 5 feet 10 inches if there is no reasonable solution.

**Exhibit C:**

**Consideration of Residential Housing Code Violations at: 1713-1719 South 600 East**

(Case No. HAZE2015-03199; Anthony Salinas) City Council District Five

- A. Appealed Deficiency: The bedroom window used for emergency egress in the upper north Unit #1713 is deficient in dimension. Findings: The window located in the south bedroom is a slider type and the openable area measures 19 inches by 46 inches with a net openable area of 6.07 square feet. The dimension of 19 inches is 1 inch shy of meeting housing standards. The net openable area exceeds the minimum requirement for new construction.
- B. Appealed Deficiency: The north bedroom window in Unit #1713 is deficient in window dimension. Findings: The window measured 15 inches by 46 inches, 5 inches shy of meeting the minimum width requirement. The openable area is 4.79 square feet exceeding the minimum housing code standards of 3.5 square feet.
- C. Appealed Deficiency: The emergency egress window, north bedroom of unit #1715, is deficient in dimension. Findings: The window opening measures 15 inches by 34 inches which calculates to be 3.54 square feet of net openable area for egress. The window meets the required opening for egress.
- D. Appealed Deficiency: The emergency egress window, south bedroom of unit #1717, is deficient in dimension. Findings: The window measures 15 inches by 46 inches, 5 inches shy of meeting the minimum width requirement. The openable area is 4.79 square feet exceeding the minimum housing code standards of 3.5 square feet.

E. Appealed Deficiency: The emergency egress window, north bedroom of unit #1717, is deficient in dimension. Findings: The window located in the north bedroom measures 19 inches by 46 inches with a net openable area of 6.07 square feet. The dimension of 19 inches is 1 inch shy of meeting housing standards. The net openable area exceeds the minimum requirement for new construction.

F. Appealed Deficiency: The emergency egress window, south bedroom of unit #1719, is deficient in dimension. Findings: The window opening measured 15 inches by 34 inches which calculated to be 3.54 square feet of net openable area for egress. The window met the net required opening for egress.

Exhibit D:

Consideration of Residential Housing Code Violations at: 1721-1727 South 600 East

(Case No. HAZE2015-03199; Anthony Salinas) City Council District Five

A. Appealed Deficiency: The bedroom window used for emergency egress in the upper north Unit #1721 is deficient in dimension. Findings: The window located in the south bedroom is a slider type and the openable area measures 19 inches by 46 inches with a net openable area of 6.07 square feet. The dimension of 19 inches is 1 inch shy of meeting housing standards. The net openable area exceeds the minimum requirement for new construction.

B. Appealed Deficiency: The north bedroom window in Unit #1721 is deficient in window dimension. Findings: The window measured 15 inches by 46 inches, 5 inches shy of meeting the minimum width requirement. The openable area is 4.79 square feet exceeding the minimum housing code standards of 3.5 square feet.

C. Appealed Deficiency: The emergency egress window, north bedroom of unit #1723, is deficient in dimension. Findings: The window opening measures 15 inches by 34 inches which calculates to be 3.54 square feet of net openable area for egress. The window meets the required opening for egress.

D. Appealed Deficiency: The emergency egress window, south bedroom of unit #1725, is deficient in dimension. Findings: The window measures 15 inches by 46 inches, 5 inches shy of meeting the minimum width requirement. The openable area is 4.79 square feet exceeding the minimum housing code standards of 3.5 square feet.

E. Appealed Deficiency: The emergency egress window, north bedroom of unit #1725, is deficient in dimension. Findings: The window located in the north bedroom measures 19 inches by 46 inches with a net openable area of 6.07 square feet. The dimension of 19 inches is 1 inch shy of meeting housing standards. The net openable area exceeds the minimum requirement for new construction.

F. Appealed Deficiency: The emergency egress window, south bedroom of unit #1727, is deficient in dimension. Findings: The window opening measured 15 inches by 34 inches which calculated to be 3.54 square feet of net openable area for egress. The window met the net required opening for egress.

Exhibit E:

Consideration of Residential Housing Code Violations at: 74 West 200 North

(Case No. HAZE2015-03167; Roger Anderson) City Council District Three

A. Appealed Deficiency: The window used for emergency egress is deficient in dimension and net openable area. Findings: The egress window in the east bedroom of unit A is deficient in window dimension, measuring 23 inches by 13 inches. The net openable area is 2.08 square feet. The housing code minimum dimension requirements for emergency egress windows are 20 inches by 24 inches. The minimum net openable area required is 3.5 square feet. (See attached engineer's report with respect to problems which would impact alteration of the window).

B. Appealed Deficiency: The window sill exceeds the maximum allowed height.

Findings: Measuring from the floor to the sill of the window is 78 inches, exceeding the maximum sill height of 48 inches by 30 inches. Although a permanently installed ladder has been allowed for excessive sill height for egress, the combination of deficient emergency egress opening and excessive sill height makes it unrealistic that the window could be used for emergency escape or rescue.

Exception: where *two* approved emergency exit doors lead from the sleeping room to two separate exit ways an allowance is made provided the exit ways do not exit through more than one adjoining room.

*Note: there is only one door which exits the bedroom.*

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 11 ½ 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 11 ½ 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.