

**Housing Advisory and Appeals Board
Staff Reports
December 11, 2013**

Exhibit A:

Consideration of Residential Housing Code Violations at: 1371 East Blaine Avenue
(Case HAZ2013-02369 Paul Lapetina) City Council District Seven

A. Appealed Deficiency: The stairway leading to the basement is deficient in height due to an encroachment in the ceiling height. The low point of the encroachment into the required ceiling height in the stairway measured 5 feet 10 inches.

Findings: Because it would require considerable structural changes to increase the headroom, staff recommends approval of the appeal, with the provision that reflective tape be applied to the low point.

B. Appealed Deficiency: The 2 windows used for emergency egress in the basement bedroom #1 of are deficient in net openable area and window dimension. Both windows have net openable area that measure 16 ½ x 31 ½ inches. Findings: These windows are deficient in the minimum 20"x24" required openable area; therefore staff recommends denial of the appeal.

C. Appealed Deficiency: The 2 windows used for emergency egress in the basement bedroom #1 of are deficient in net openable area and window dimension. One window has a net openable area that measure 16 x 31 inches. The other window has two openings that each measure 13 x 31 ½ inches. Findings: These windows are deficient in the minimum 20"x24" required openable area; therefore staff recommends denial of the appeal.

Exhibit B:

Consideration of Residential Housing Code Violations at: 719 East Emerson Avenue
(Case HAZ2013-01811 David Brown) City Council District Five

A. Appealed Deficiency: The headroom of the stairway leading to the basement unit is deficient in height. The headroom on the stairway was deficient in height and descending the stairway the headroom measured 6 feet and then increased to 6 feet 1 ½ inches towards the bottom. The ceiling of the stairway had been altered at one time at which the headroom had been raised. Findings: Because it would require total reconstruction of the stairway, staff recommends approval of the appeal provided reflective tape is posted along the low points of the stairway headroom.

B. Appealed Deficiency: The windows in the basement bedroom do not meet the requirements for emergency egress. The basement bedroom had two windows both identical as to size and window sill height. The dimension of the window opening was 31 ½ inches by 17 inches but because they are slider type windows, the opening dimensions were reduced to 10 inches by 10 inches. Findings: Staff recommends denial of the appeal and that the owner explores options to bring the window into compliance with housing code standards.

Exhibit C:

Consideration of Residential Housing Code Violations at: 1068 East Norris Place
(Case HAZ2013-00546 Juan Pelaez) City Council District Five

A. Appealed Deficiency: the window sills of the egress windows in the the basement bedrooms are excessive as to height. (bedrooms 1 & 2) The emergency egress windows in the basement bedrooms do not meet minimum code requirements for egress sill height. (48") Findings: staff recommends approval of the excessive windows provided that a step or ladder is permanently installed beneath the window.

B. Appealed Deficiency: The egress windows in the basement bedrooms are deficient in dimension and net openable area. (3.5 sq.ft. required)The new windows used for emergency egress do not meet minimum housing code requirements. The new window dimensions are 19 ½ x 22 inches. (2.7 sq ft.) Photo shows tape measurement with the inside rough opening at 27 ½" from both sides of the finish trim molding. Measurement is to be reduced by 5" because of placement of window crank hardware. Findings: Because the deficiency in opening dimension and openable area for all basement bedroom egress windows; therefore staff recommends denial of approval.

Exhibit D:

Consideration of Residential Housing Code Violations at: 942 South Faiview Avenue
(Case HAZ2013-02023 Sharon Aldous) City Council District Five

A. Appealed Deficiency: The stairway leading to the upstairs of unit 942 is deficient in height due to an encroachment in the ceiling height. The low point of the encroachment into the required ceiling height in the stairway measured 6 feet. Findings: Because it would require considerable structural changes to increase the headroom, staff recommends approval of the appeal, with the provision that reflective tape be applied to the low point.

B. Appealed Deficiency: The 3 windows used for emergency egress in the upstairs west bedroom are deficient in net openable area and window dimension. Both windows have net openable area that measure 17 x 24 inches. Findings: These windows are deficient in the minimum 20"x24" required openable area; therefore staff recommends denial of the appeal.

C. Appealed Deficiency: The stairway leading to the basement of unit 942 is deficient in height due to an encroachment in the ceiling height. The low point of the encroachment into the required ceiling height in the stairway measured 5 feet 8 inches. Findings: Because there is another exterior exit door near the bottom of the stairs and it would require considerable structural changes to increase the headroom, staff recommends approval of the appeal, with the provision that reflective tape be applied to the low point.