

**Housing Advisory and Appeals Board  
Staff Reports  
June 13, 2012**

Exhibit A:

Consent of Residential Housing Code Violations at: 215-217 North "D" Street  
(Case No. HAZ2012-00894; Michael Glow) City Council District Three

A. Appealed Deficiency: the exterior stairway leading to the 2<sup>nd</sup> floor apartment is excessive as to rise. The risers of the exterior stairway are excessive as to rise measuring 9 inches, exceeding code requirements by 1 inch. The heights of the risers are all consistent and the stairway is in good repair. Findings: Staff recommends approval of the appeal.

Exhibit B:

Consideration of Residential Housing Code Violations at: 473 East 1<sup>st</sup> Avenue  
(Case HAZ2011-00633; Jeffrey Thompson) City Council District Three

A. Appealed Deficiency: the exterior stairs leading to the front entrance are excessive as to variation in rise and riser height. The front exterior stairway consists of 4 steps. From the bottom step to the landing the risers measure 4 ½ inches, 6 ½ inches, 5 ½ inches and lastly the top riser is 9 ½ inches. The top riser exceeds the maximum rise allowed by 1 ½ inches. The variation in rise from the top step to the landing is 4 inches. The City's housing code allows a 1 inch variance between intermediate steps. The rhythm of the stairway is awkward and could pose a safety hazard. Findings: because of the 4 inch variation in rise between the top step and landing, staff recommends denial of the appeal.

Exhibit C:

Consideration of Residential Housing Code Violations at: 1374 South 600 East  
(Case HAZ2011-01179; David Anderson) City Council District Four

A. Appealed Deficiency: the egress windows are deficient in dimension and net openable area. In each of the bedrooms of the 4-unit building, the windows that are required for emergency egress are deficient in dimension and net openable area. The windows have been changed out from the original windows to a vinyl slider type. The net window opening measures 44 inches by 21 inches but only opens to a dimension of 21 inches by 21 inches which provides 3.06 square feet of net openable area. Findings: staff recommends denial of the appeal and that a window that is fully openable be installed in each bedroom and that hardwired smoke detectors are installed in the bedrooms and area giving access to the bedrooms.

B. Appealed Deficiency: the sill for each egress window is excessive in height. The window sill measures from the floor 57 inches, 9 inches in excess of code requirement. Findings: Staff recommends that a step or ladder be permanently installed beneath the egress window and that hardwired smoke detectors are installed.