



CODE SERVICES

a division of the
MANHATTAN FIRE DEPARTMENT

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HOUSING APPEALS BOARD

Meeting Agenda

Wednesday, September 13th, 2017

10:00 AM

Time Hearing Location

9:45 AM The board will meet at the Code Office to be transported to the appeal sites due to parking limitations.

10:00 AM **406 A Moro**

1. Review and act on the minutes from the July 19, 2017 annual meeting.
2. The owner requests a variance from the obligation to comply with the minimum standard as set forth in the code. During the July 31, 2017 inspection, it was noted that the upstairs bedroom door height was measured at 5'10". IPMC 702.1 states: A safe and unobstructed path of travel shall be provided from any point in a building or structure to the public way.

10:30 AM **1837 Anderson Ave.**

3. The owner requests a variance from the obligation to comply with the minimum standard as set forth in the code. During the July 27, 2017 inspection, it was noted that the basement ceiling height was measured at 6' 1/2". IPMC 404.3 (as amended) states the minimum basement ceiling height shall not be less than 7'.

11:00 AM 916 Osage Street

1. The owner requests a variance from the obligation to comply with the minimum standard as set forth in the code. During the August 7, 2017 inspection, it was noted that the basement stair clearance height was measured at 5'5". **IPMC 702.1 states:** A safe and unobstructed path of travel shall be provided from any point in a building or structure to the public way.
2. The owner requests a variance from the obligation to comply with the minimum standard as set forth in the code. During the August 7, 2017 inspection, it was noted that the header had been cut out above the doorway to stairs leading to the second floor. **IPMC 305.2 states;** Structural members shall be maintained structurally sound and capable of supporting the imposed load.
3. The owner requests a variance from the obligation to comply with the minimum standard as set forth in the code. During the August 7, 2017 inspection, it was noted that the floor joist had been cut out above the doorway to stairs leading to the second floor. **IPMC 305.2 states;** Structural members shall be maintained structurally sound and capable of supporting the imposed load.
4. The owner requests a variance from the obligation to comply with the minimum standard as set forth in the code. During the August 7, 2017 inspection, it was noted that an area at the top of the stairs on the second floor does not meet minimum ceiling height for habitable space. **IPMC 404.3 (as amended) states a 7' (84") minimum.** This sloped ceiling varies from 46" high to 70" at its highest point. The room is 11'6' long. The room does not meet minimum room area of 70 sq. ft. (as amended) **IPMC 404.4.1**