



CODE SERVICES

a division of the
MANHATTAN FIRE DEPARTMENT

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HOUSING APPEALS BOARD Meeting Agenda Wednesday, December 12, 2018

10:00 AM

<u>Time</u>	<u>Hearing Location</u>
10:00 AM	928 Leavenworth Street

1. Review and act on the minutes from the September 12, 2018 meeting.
2. The owner is appealing the obligation to comply with IPMC 404.3 as amended which states: *Section 404.3 Minimum Ceiling Heights*. Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms and habitable basement areas shall have a clear ceiling height of not less than 7 feet (2,134 mm). Upon inspection dated 11/1/18, it was noted that the ceiling height in the third floor laundry room measured 6' 4 ½" at its highest point.

10:30 AM (approximate)	330 Valley Drive
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3. The owner is appealing the obligation to comply with IPMC 702.4 as amended. During inspection on 9/27/18 it was noted that the openable area of the egress window was 18" x 29 ½" or 531 sq. inches. (4 sq. ft. = 576 sq. inches)

Section 702.4 of the International Property Maintenance Code is hereby changed to read as follows:

Section 702.4 Emergency escape openings. Every sleeping room located in a basement in an occupancy in Use Group I-1 or R shall have at least one openable window or exterior door approved for emergency egress or rescue; or shall have access to not less than two approved independent exits.

Exception: Buildings equipped throughout with an automatic fire suppression system may have fixed windows in accordance with the International Building Code.

An approved emergency escape or rescue window shall have a minimum clear opening width and height of 18 inches, a minimum total clear openable area of 4 square feet, and a maximum sill height above floor level of 48 inches.

Permanently installed step(s) may be used to attain maximum sill height. Such step(s) must have a minimum tread of 12 inches and a maximum riser height of 16 inches. Emergency escape or rescue windows wells shall be a minimum of 24 inches measured from the exterior wall of the structure to the inside of the well and shall be at least as wide as the window.