



CODE SERVICES

a division of the

MANHATTAN FIRE DEPARTMENT

Scott French, Director of Fire Services • Brad Claussen, Building Official

2000 Denison Ave. Manhattan, KS 66502 • 785-587-4506 • Fax: 785-587-4514 • Emergency: Dial 911

HOUSING APPEALS BOARD

Meeting Agenda

Wednesday, August 8, 2018

Time Hearing Location

10 AM **821 Vattier Street #1**

1. Review and act on the minutes from the July 18, 2018 meeting.
2. The owner is appealing four (4) items from a May 30, 2018 inspection.
 - a) Inspection noted that the upstairs wood paneled hallway ceiling sloped from 48" to 95". **IPMC 404.3 as amended states:** *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).
 - b) Inspection noted that the door at the top of the stairs is 72" tall. **IPMC 702.1 states: General.** A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way.
 - c) Inspection noted that the upstairs white hallway ceiling sloped from 48" to 95". **IPMC 404.3 as amended states:** *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).
 - d) Inspection noted that the bathroom door at the top of the stairs is 71" tall. **IPMC 702.1 states: General.** A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way.

10:30 AM (approximate) - 1012 Pierre Street

3. The owner is appealing two (2) items from a July 9, 2018 inspection.
 - a) Inspection noted that the basement stairwell head height at its lowest point is 64" (5'4"). **IPMC 702.1 states: General.** A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way.

- b) Inspection noted that the basement ceiling height under a beam is 72 ½" (6' ½"). **IPMC 404.3 as amended states:** *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).

Exceptions:

- 1) Beams, girders or similar obstructions spaced not less than 4 feet on center and projecting not more than 6 inches below the required ceiling height.
- 2) Basement rooms having a ceiling height of not less than 6 feet 8 inches with not less than 6 feet 4 inches of clear height under beams, girders, ducts and similar obstructions.

11 AM (approximate) - 1506 Pierre Street

4. The owner is appealing four (4) items from a June 4, 2018 inspection.

- a) Inspection noted that the basement ceiling height under a beam is 73" (6' 1"). **IPMC 404.3 as amended states:** *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).

Exceptions:

- 1) Beams, girders or similar obstructions spaced not less than 4 feet on center and projecting not more than 6 inches below the required ceiling height.
 - 2) Basement rooms having a ceiling height of not less than 6 feet 8 inches with not less than 6 feet 4 inches of clear height under beams, girders, ducts and similar obstructions.
- b) Inspection noted that the second floor, south bedroom has a ceiling height of 72 ½" (6' ½"). **IPMC 404.3 as amended states:** *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).
- c) Inspection noted that the second floor, commons area has a ceiling height of 72 ½" (6' ½"). **IPMC 404.3 as amended states:** *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).
- d) Inspection noted that the second floor, access hallway area has a ceiling height sloped from 5' to 6' and is 28" wide. **IPMC 702.1 states: General.** A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way.

