



CODE SERVICES

a division of the MANHATTAN FIRE DEPARTMENT

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HOUSING APPEALS BOARD

Meeting Agenda

Wednesday, January 9, 2019

10:00 AM

<u>Time</u>	<u>Hearing Location</u>
10:00 AM	415 S Manhattan Ave.

1. Review and act on the minutes from the December 12, 2018 meeting.
2. (a) The owner is appealing the obligation to comply with IPMC 702.4 as amended. During inspection on 11/16/18 it was noted that the openable area of the basement egress window was 16" x 32" or 512 sq. inches. (4 sq. ft. = 576 sq. inches)

(b)The owner is appealing the obligation to comply with IPMC 404.3 as amended : Upon inspection dated 11/16/18, it was noted that the ceiling height in the basement measured 6' 5".

(c)The owner is appealing the obligation to comply with IPMC 404.3 as amended : Upon inspection dated 11/16/18, it was noted that the ceiling height in the basement measured 6' 1" under the beam.

(d)The owner is appealing the obligation to comply with IPMC 702.1 which states: A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Inspection noted that the basement stairwell head height at its lowest point is 65" (5'5").

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.

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).

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.

