



# CODE SERVICES

## a division of the MANHATTAN FIRE DEPARTMENT

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

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### HOUSING APPEALS BOARD Meeting Agenda Wednesday, October 9, 2019

10:00 AM

Time                      Hearing Location

10:00 AM                      830 Colorado Street (Hayden Kramer – Frontier Property Management)

1. Review and act on the minutes from the September 11, 2019 meeting.
2. **VARIANCE REQUESTED:** The owner's representative is appealing the obligation to comply with IPMC 404.3 During inspection on 9/9/19, it was noted that the upstairs ceiling height measured 6'7".

10:30 AM (approx.) 725 Moro Street (Hayden Kramer – Frontier Property Management)

3. **VARIANCE REQUESTED: #1** The owner's representative is appealing the obligation to comply with IPMC 404.3 During inspection on 8/29/19, it was noted that the upstairs hallway ceiling height measured 6'2" to at its lowest point

**VARIANCE REQUESTED: #2** The owner's representative is appealing the obligation to comply with IPMC 404.3 During inspection on 8/29/19, it was noted that the upstairs bedroom ceiling height measured 6'5.5".

**VARIANCE REQUESTED: #3** The owner is appealing the obligation to comply with IPMC 702.1. During inspection on 8/29/19, it was noted that the basement stairwell head clearance measured at 6'3" at its lowest point.

**11:00 AM (approx.) 1214 N Juliette (Lisa McDaniel – Alliance Property Management)**

4. **VARIANCE REQUESTED: #1** The owner is appealing the obligation to comply with IPMC 702.1 . During inspection on 9/3/19, it was noted that the second floor stairwell head clearance measured at 5'2" at its lowest point.
5. **VARIANCE REQUESTED: #2** The owner is appealing the obligation to comply with IPMC 702.1. During inspection on 9/3/19, it was noted that the basement stairwell head clearance measured at 5'3" at its lowest point.

**11:30 AM (approx.) 1016 Bertrand Street (Lisa McDaniel – Alliance Property Management)**

6. **VARIANCE REQUESTED:** The owner is appealing the obligation to comply with IPMC 605.1 . During inspection on 9/3/19, it was noted that the occupants in both units must have access to the breaker panel.

**Section 404.3 Minimum Ceiling Heights.(as amended)** 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.
3. Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, with a clear ceiling height of at least 7 feet over not less than one third of the minimum required floor area. In calculating the floor area of such rooms, only those portions of the floor area with a ceiling height of at least 5 feet or more shall be included.

**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*.

**605.1 Installation.** Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and *approved* manner.

### **National Electric Code (NEC)**

240.24 Location in or on Premises

(A) **Accessibility.** Overcurrent devices shall be readily accessible and shall be installed so that the center of the grip of the operating handle of the switch or circuit breaker, when its in its highest position, is not more than 2.0 m (6ft 7 inches) above the floor or working platform....

(B) **Occupancy.** Each Occupant shall have ready access to all overcurrent devices protecting the conductors supplying that occupancy, unless otherwise permitted in 240.24 (B)(1) and (B)(2)

240.24 (B)(1) and (B)(2) are not applicable

