



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, November 13, 2019

10:00 AM

Time Hearing Location

10:00 AM 109 N 17th Street - Shirley Van Der Stelt - Owner

1. Review and act on the minutes from the October 9, 2019 meeting.
2. **VARIANCE REQUESTED:** The owner is appealing the obligation to comply with IPMC 404.2 as amended. During inspection on 9/19/19, it was noted that the bedroom width which was measured at 6'7" did not meet the minimum requirement. *Minimum room widths.* A habitable room, other than a kitchen, shall not be less than 7 feet (2,133 mm) in any plan dimension. Kitchens shall have a clear passageway of not less than 2 feet (762 mm) between counter fronts and appliances or counter fronts and walls.

10:30 AM (approx.) 1114 Vattier - EAG Properties LLC c/o Kail Katzenmeier

3. **VARIANCE REQUESTED:** The owner is appealing the obligation to comply with IPMC 702.4 as amended. During inspection on 4/16/19, it was noted that the west bedroom window was partially obstructed by exit stairs. The window opening was measured at 21" x 32" without the stairway obstruction. The owner states: "The unit was approved on multiple occasions in past inspections by the Code Office, and accordingly should be approved as is, conditioned upon egress steps being present."

Section 404.2 Minimum room widths. A habitable room, other than a kitchen, shall not be less than 7 feet (2,133 mm) in any plan dimension. Kitchens shall have a clear passageway of not less than 2 feet (762 mm) between counter fronts and appliances or counter fronts and walls.

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.

