



Risk Reduction

A division of the

Manhattan Fire Department

Scott French, Fire Chief

2000 Denison Ave. ♦ Manhattan, KS 66502 ♦ 785-587-4506 ♦ Emergency Dial 911

HOUSING APPEALS BOARD

Meeting Agenda

Wednesday, January 8, 2020

10:00 AM

<u>Time</u>	<u>Hearing Location</u>
10:00 AM	1320 Overlook Drive - Frontier Property Management - Bianca Valdez

1. Review and act on the minutes from the December 11, 2019 meeting.
2. **VARIANCE REQUESTED:** The owner is appealing the obligation to comply with IPMC 702.4 as amended. During inspection on 12/5/2019, it was noted that the North basement bedroom window measured 16" x 31" or 3.44 sq. ft.

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 operable 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 as adopted by the City of Manhattan.

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

