



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, March 11, 2020

10:00 AM

<u>Time</u>	<u>Hearing Location</u>
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10:00 AM	531 Osage #2 – Invest Manhattan LLC – John McNellis
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1. Review and act on the minutes from the January 8, 2020 meeting.
2. **VARIANCE REQUESTED:** The owner is appealing the obligation to comply with IPMC 404.3 as amended. During inspection on 01/24/2020, it was noted that the bathroom ceiling in Unit #2 measured 6'8" at the top of the slope and 5'8" at the lowest portion of the ceiling.

Section 404.3 of the International Property Maintenance Code is hereby changed to read as follows:

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 (2134 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.