



CODE SERVICES

a division of the

MANHATTAN FIRE DEPARTMENT

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Housing Appeals Board Minutes

HEARING DATE: August 8, 2018

LOCATION: 821 Vattier, 1012 Pierre, 1506 Pierre

MEMBERS PRESENT: Bill Muir, Allyn Weddle, Eric Neilson

STAFF PRESENT: Rick Berry - Sr. Code/Zoning Officer, Jason Klein – Code Services Officer II

Chairman Muir called the meeting to order at 10:00 AM at 821 Vattier Street. Members reviewed the minutes from the July 18, 2018 meeting. Allyn Weddle moved and Eric Neilson seconded the minutes be approved as read. **Approved 3-0.**

821 Vattier Street - The owner requested variances on four (4) items.

- a) Inspection noted that the upstairs wood paneled hallway ceiling sloped from 48" to 95". **IPMC 404.3 as amended states:** *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).
- b) Inspection noted that the door at the top of the stairs is 72" tall. **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.
- c) Inspection noted that the upstairs white hallway ceiling sloped from 48" to 95". **IPMC 404.3 as amended states:** *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).
- d) Inspection noted that the bathroom door at the top of the stairs is 71" tall. **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.

Allyn Weddle moved and Eric Neilson seconded that variances for all four items be approved. **Approved by a 3-0 vote.**

1012 Pierre Street - The owner requested variances on two (2) items.

- a) Inspection noted that the basement stairwell head height at its lowest point is 64" (5'4"). **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.
Allyn Weddle moved and Eric Neilson seconded that the upper obstruction be conditionally approved if the owner modifies the low point of that obstruction to match the angle of the existing stairwell within 30 days. **Conditionally Approved 3-0**
- b) Inspection noted that the basement ceiling height under a beam is 72 ½" (6' ½"). **IPMC 404.3 as amended states: 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).
Allyn Weddle moved and Eric Neilson seconded that variance be approved. **Approved by a 3-0 vote.**

1506 Pierre Street - The owner requested variances on four (4) items.

- a) Inspection noted that the basement ceiling height under a beam is 73" (6' 1"). **IPMC 404.3 as amended states: 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).
Eric Neilson moved and Allyn Weddle seconded that variance be approved. **Approved by a 3-0 vote.**
- b) Inspection noted that the second floor, south bedroom has a ceiling height of 72 ½" (6' ½"). **IPMC 404.3 as amended states: 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).
- c) Inspection noted that the second floor, commons area has a ceiling height of 72 ½" (6' ½"). **IPMC 404.3 as amended states: 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).
- d) Inspection noted that the second floor, access hallway area has a ceiling height sloped from 5' to 6' and is 28" wide. **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.
After discussion, Allyn Weddle moved and Eric Neilson seconded that items b, c and d be **tabled for 45 days** to allow the owner to pursue modifications to item d. **Motion approved by a 3-0 vote.**

The meeting was adjourned at 11.10 AM.

Respectfully Submitted,
Rick Berry - Board Secretary