



CODE SERVICES

a division of the

MANHATTAN FIRE DEPARTMENT

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

2000 Denison Ave. Manhattan, KS 66502 • 785-587-4506 • Fax: 785-587-4514 • Emergency: Dial 911

Housing Appeals Board Minutes

HEARING DATE: December 12, 2018

LOCATION: 928 Leavenworth Street, 330 Valley Drive

MEMBERS PRESENT: Bill Muir, Mark Bachamp, Eric Neilson, Jeff Connell

STAFF PRESENT: Brad Claussen, Assistant Chief and Ryan Courtright, Deputy Fire Marshal

OWNERS/MANAGERS PRESENT: 928 Leavenworth - Nate Holloman, Frontier Property Management
330 Valley Drive – John Larkin, son-in-law of owner

Chairman Muir called the meeting to order at 10:00 AM at 928 Leavenworth Street. Members reviewed the minutes from the September 12, 2018 meeting. Eric Neilson made a motion to approve the minutes as presented. Seconded by Bill Muir. **Approved 4-0.**

928 Leavenworth St. - The owner requested a variance on one (1) item.

- a) Inspection noted that the third floor laundry room ceiling height is 6'4 1/2 " at its highest point. **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).

After viewing the laundry room and ceiling height and hearing input from the manager on the difficulty in structurally modifying this area, Mark Bachamp moved that the ceiling height be conditionally approved with the condition that the light fixture be recessed or moved out of the walkway. Eric Neilson seconded the motion. **Conditionally Approved by a 4-0 vote.**

330 Valley Drive - The owner requested a variance on one (1) item.

- a) Inspection noted that the egress windows in the two bedrooms in the basement (south center room and southeast room) measure 18" x 29 ½" or 3.68 square feet of openable area. **IPMC 702.4 as amended states in part:** *Emergency escape openings.* An approved emergency escape or rescue window shall have a minimum clear opening width and height of 18" a minimum clear openable area of 4 square feet and a maximum sill height above the floor level of 48".

After viewing the windows in both basement bedrooms and hearing information on the house by the owner's representative, Eric Neilson made a motion to conditionally approve the window size in both bedrooms if the sill height and hold open devices for both bedroom windows be addressed by the owner. **Conditionally Approved 4-0**

The meeting was adjourned at 10:35 AM.

Respectfully Submitted,

Brad Claussen on behalf of:
Rick Berry - Board Secretary