



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 Minutes

HEARING DATE: January 9, 2019

LOCATION: 415 S Manhattan Ave.

MEMBERS PRESENT: Bill Muir, Allyn Weddle, Eric Neilson, Jeff Connell

STAFF PRESENT: Rick Berry - Sr. Code/Zoning Officer, Brian Peil – Code Officer II, Iris Gilbert – Code Officer I

OWNERS/MANAGERS PRESENT: Stanley Hoerman - Owner

Chairman Muir called the meeting to order at 10:00 AM at 415 S. Manhattan Ave. Members reviewed the minutes from the December 12, 2018 meeting. Allyn Weddle made a motion to approve the minutes as presented. Seconded by Eric Neilson.
Approved 4-0.

415 S Manhattan Ave. - The owner requested variances on four (4) items.

- a) The owner requests a variance from the obligation to comply with the minimum standard as set forth in the code. During the November 16, 2018 inspection, it was noted that the basement egress windows did not meet minimum standards of 4 sq. ft. of openable space. The windows measured 16" x 32" or 512 sq. inches. (4 sq. ft. = 576 sq. inches)

Allyn Weddle moved and Eric Neilson seconded the variance be granted.
Approved 4-0

- b) The owner requests a variance from the obligation to comply with the minimum standard as set forth in the code. During the November 16, 2018 inspection, it was noted that the basement ceiling height was 77" (6' 5") at its highest point.

IPMC 404.3 as amended states: *Minimum Ceiling Heights. # 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.

Eric Neilson moved and Allyn Weddle seconded the variance be granted.

Approved 4-0

- c) The owner requests a variance from the obligation to comply with the minimum standard as set forth in the code. During the November 16, 2018 inspection, it was noted that the basement ceiling height was 71" (5' 11") under the beam.

IPMC 404.3 as amended states: *Minimum Ceiling Heights. # 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.

Eric Neilson moved and Jeff Connell seconded the variance be conditionally approved requiring the owner to install padding the entire length of the beam within 30 days of this hearing.

Conditionally Approved 4-0

- d) The owner is appealing the obligation to comply with IPMC 702.1 which states: A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Inspection noted that the basement stairwell head height at its lowest point is 65" (5'5").

Allyn Weddle moved and Eric Neilson seconded this item be **tabled**. Approved 4-0

The meeting was adjourned at 10:25 AM.

Respectfully Submitted,

Rick Berry - Board Secretary