



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: October 9, 2019

LOCATION(S): 830 Colorado Street, 725 Moro Street,
1214 N Juliette Ave., 1016 Bertrand Street

MEMBERS PRESENT: Bill Muir, Mark Bachamp, Allyn Weddle, Jeff
Connell

STAFF PRESENT: Darren Emery – Deputy Building Official,
Avery McNelly - Code Officer I, first two sites,
Iris Gilbert - Code Officer I, last two sites

Chairman Muir called the meeting to order at 10 AM. Members reviewed the minutes from the September 11, 2019 meeting. Allyn Weddle made a motion to approve the minutes as presented. Seconded by Mark Bachamp. **Approved 4-0.**

830 Colorado Street – Hayden Kramer of Frontier Property Management was present.

Variance Requested - The owner's representative is appealing the obligation to comply with IPMC 404.3 During inspection on 9/9/19, it was noted that the upstairs ceiling height measured 6'7". **Section 404.3 Minimum Ceiling Heights.(as amended)** 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).

Mark Bachamp made a motion to approve the requested variance. Seconded by Allyn Weddle. **Approved 4-0**

725 Moro Street – Approx. 10:30 am Hayden Kramer of Frontier Property Management was present.

VARIANCE REQUESTED: #1 - The owner's representative is appealing the obligation to comply with IPMC 404.3 During inspection on 8/29/19, it was noted that the upstairs hallway ceiling height measured 6'2" at its lowest point. **Section 404.3 Minimum Ceiling Heights.(as amended)** 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).

Mark Bachamp made a motion to conditionally approve the requested variance. Jeff Connell seconded the motion. The motion was to have the upstairs hallway ceiling raised to 6'5" or higher with-in 60 days. **Conditionally Approved 4-0**

VARIANCE REQUESTED: #2 - The owner's representative is appealing the obligation to comply with IPMC 404.3 During inspection on 8/29/19, it was noted that the upstairs bathroom ceiling height measured 6'5.5". **Section 404.3 Minimum Ceiling Heights.(as amended)** 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 made a motion to approve the variance request. Seconded by Mark Bachamp. **Approved 4-0.**

VARIANCE REQUESTED: #3 - The owner is appealing the obligation to comply with IPMC 702.1. During inspection on 8/29/19, it was noted that the stairwell head clearance measured at 6'3" at its lowest point. **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 made a motion to approve the variance request. Seconded by Mark Bachamp. **Approved 4-0.**

1214 N Juliette – Approx. 11 am Lisa McDaniel - Alliance Property Management was present.

VARIANCE REQUESTED: #1: The owner is appealing the obligation to comply with IPMC 702.1 . During inspection on 9/3/19, it was noted that the second floor stairwell head clearance measured at 5'7" at its lowest point. **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*.

Jeff Connell made a motion to approve the requested variance. Seconded by Allyn Weddle. **Approved 4-0**

VARIANCE REQUESTED: #2 VARIANCE REQUESTED: The owner is appealing the obligation to comply with IPMC 702.1. During inspection on 9/3/19, it was noted that the basement stairwell head clearance measured at 5'8" at its lowest point. **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 made a motion to approve the requested variance. Seconded by Mark Bachamp. **Approved 4-0**

1016 Bertrand Street – Approx. 11:30 am Lisa McDaniel - Alliance Property Management was present.

VARIANCE REQUESTED: The owner is appealing the obligation to comply with IPMC 605.1. During inspection on 9/3/19, it was noted that the occupants in both units must have access to the breaker panel. **IPMC 605.1 Installation.** Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and *approved* manner. (also ref NEC 240.24 (A) & (B))

Allyn Weddle made a motion to deny the requested variance. Seconded by Mark Bachamp. **(Motion Approved – Variance Denied) by 4-0 vote**

The meeting was adjourned.

Respectfully Submitted,
Darren Emery – Acting Board Secretary