



Legislation Text

File #: 56351, **Version:** 1

Title

1953 Schlimgen Ave.
BLDVAR-2019-07803

Michael Moline is seeking a variance from:

1. SPS 321.04 (2)d1 - Stairways shall be provided with a minimum headroom clearance of 76 in. measured vertically from a line parallel to the nosing of the treads to the ceiling, soffit, or any overhead obstruction directly above that line. Headroom at the bottom of the basement stairs is 75"; needs 76"
2. SPS 321.04 (2)d1 - Stairways shall be provided with a minimum headroom clearance of 76 in. measured vertically from a line parallel to the nosing of the treads to the ceiling, soffit, or any overhead obstruction directly above that line. Headroom at the top of the basement stairs is 60"; needs 76"
3. SPS 321.06 - All habitable rooms, kitchens, hallways, bathrooms, and corridors shall have a ceiling height of at least 7 ft. Attic room ceiling height is 5'9" at peak and 3' at knee walls; need 7' height for 50% of room.
4. SPS 321.04(2)a1 - Stairways shall measure at least 36 in. in width. Stair width to the attic is 21" at last five steps; need 36".
5. SPS 321.05 - The area of the glazed openings shall be at least 8% of the net floor area. Natural light and ventilation in the basement is 5.65% of the floor area; need 8%.

Proposed equivalence:

1. Interconnected smoke detectors installed in the lower level.
2. Interconnected smoke detectors installed in the attic level.
3. Interconnected smoke detectors installed in the attic level.
4. Interconnected smoke detectors installed in the attic level.
5. Install artificial light and comply with IBC 1205.3 of the commercial code, 10 ft. candles.

Alder District #12