

Board of Building Appeals

Appellant

Thomas Guevara

122 S. Washington

The appeal of Thomas Guevara, owner, to appeal the cited violations of the Uniform Dwelling Code, sections, SPS 321.06 as referenced by section 16.01.6.b of the Waukesha Building Code. The existing home was built in 1950, therefore, the owner is permitted to appeal the requirements as allowed in Code Section 16.17 of the Waukesha Building Code. The appellant alleges the provisions of the code do not cover ceiling height of the basement. If the appeal is granted, the appeal would allow the ceiling height to be 6'9" and the ductwork to encroach into the ceiling height to be 73" from the floor to the bottom of the ductwork.. This is less than the required ceiling height 7' (feet). The appellant alleges the provisions of the code do not cover the ceiling height of the stairway. If the appeal is granted, the appeal would allow the ceiling height in the stairway to be less than the required ceiling height of 6'4" and would allow the ceiling height to be 73" (inches) in a portion of the stairway. This would vary from the requirements of the Uniform Dwelling code.

## UDC Code Reference

### **SPS 321.06**

Ceiling height. All habitable rooms, kitchens, hallways, bathrooms, and corridors shall have a ceiling height of at least 7 feet.

#### **EXCEPTION:**

Rooms may have ceiling heights of less than 7 feet provided at least 50% of the room's floor area has a ceiling height of at least 7 feet. Any area with a ceiling height of less than 5 feet may be ignored in this calculation.

Beams and girders or other projections may project to no more than 8 inches below the required ceiling height.

