



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Agenda - Final Board of Building Appeals

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Tuesday, June 15, 2021

4:00 PM

Council Chambers, City Hall

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1. Call to Order
2. Roll Call
3. Public Comment
4. Approval of Minutes

[ID#21-2368](#)

Minutes for the Meeting of December 15, 2020.

**Attachments:**

[bbamn201215](#)

5. New Business

ID#21-2367

The appeal of Zackary Evers, owner, to appeal the cited code violations of the Uniform Dwelling Code, sections, SPS 321.04(2)4. (d)1, SPS321.04(2)4. (d)3., SPS321.06(2) as referenced by section 1601(b) of the Waukesha Building code. The existing home was built in 1959, therefore, the owner is permitted to appeal the requirements as allowed in the 16.17 of the Waukesha Building Code. The appellant alleges the provisions of the code do not cover the headroom height of the stair as well as the headroom height at the bottom landing of the stair. The owner also alleges the provisions of the code do not cover the headroom height at the beam in the basement. It is not known what the ceiling height overall is in the basement. The submitted drawing shows 6'3/4". If the appeal is granted, the appeal would allow the stairwell and area at the landing at the bottom of the stair to be less than the required 6'4". It would also allow the ceiling height in the basement to be less than the required 7" with an 8"-9" projection at 1957 Sherryl Ln. This would vary from the requirements of the Uniform Dwelling Code.

## SPS 321.04

1. Stairways shall be provided with a minimum headroom clearance of 76 inches measured vertically from a line parallel to the nosing of the treads to the ceiling, soffit or any overhead obstruction directly above that line.
2. The headroom clearance shall be maintained over an intermediate landing.
3. The headroom clearance shall be maintained over a landing that is at the top or bottom of a stairway for a minimum distance of 36 inches in the direction of travel of the stairway

## SPS 321.0

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

## SPS321.06

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

Attachments:

[1957 Sherryl Lane submittal](#)

[BOBA denial 1957 Sherryl Ln 6-3-2021](#)

## 6. Adjournment

*"A majority of the Council members may be in attendance"*

*NOTICE: Any person who has a qualifying disability under the Americans with Disabilities Act that requires that the meeting be accessible or that materials at the meeting be in an accessible format, please contact the Community Development Office 48 hours prior to the meeting at 524-3750, or by the Wisconsin Telecommunications Relay System so that arrangements may be made to accommodate the request.*

