



# City of Waukesha

City Hall,  
201 Delafield Street  
Waukesha, WI 53188

## Meeting Minutes - Final

### Board of Building Appeals

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Tuesday, August 17, 2021

4:00 PM

Council Chambers, City Hall

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1. Call to Order

2. Roll Call

**Present** 5 - Ford, Budde, Romenesko, Wilke, and Trautman

3. Public Comment

4. Approval of Minutes

[ID#21-2675](#) Minutes for the Meeting of June 15, 2021.

**A motion was made by Member Trautman, seconded by Member Wilke, that the Minutes be approved. The motion carried by the following vote:**

**Aye:** 5 - Ford, Budde, Romenesko, Wilke and Trautman

5. New Business

[ID#21-2674](#)

The appeal of Amy Nelson, owner of the property at 227 N. Hine Avenue, to appeal the cited violations of the Uniform Dwelling Code, sections, SPS 321.04(2)(a)2, SPS321.04(2)(c)1, SPS321.04(2)(d)1, SPS321.04(4)(b), SPS 321.06, SPS321.05(2) as referenced by section 1601(b) of the Waukesha Building Code. The existing home was built in 1924, 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 headroom height at the stairway or the bottom landing of the stairway, the width of the stair, and the tread depth of the stairs. If the appeal is granted, the appeal would allow the stairway width to be less than the required 36" and the landing at the bottom of the stairwell to be less than the minimum of 36" wide and 3' in length of the direction of travel. It would allow the ceiling height in the stairway to be less than the required 6'4". It would allow a tread depth for rectangular treads to be less than the 9" measured horizontally from nosing to nosing. It would allow a ceiling height of less than the required 7'. It would allow less than the required natural light required for a bedroom of 8% of the net floor area. It would allow the natural ventilation to be less than the required 3.5%. This would vary from the requirements of the Uniform Dwelling code.

## SPS321.04(2)(a)1

## (a) Width.

1. Except for spiral staircases under subd. 2., stairways shall measure at least 36 inches in width

## SPS321.04(2)(a)1

## SPS 321.04(2)(c)1.

## 1 (c) Tread depth

1. 'Rectangular treads.' Rectangular treads shall have minimum tread depth of 9 inches measured horizontally from nosing to nosing.

## SPS321.04(2)(d)1

## d) Headroom.

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.

## SPS321.04(4)(b)

(b) Landings at the top and base of stairs. A level landing shall be provided at the top and base of every stairs except as provided in par. (d). The landing shall be at least as wide as the treads and shall measure at least 3 feet in the direction of travel.

## SPS321.06

(1)

(a) 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.

## SPS321.05(1)

(1) NATURAL LIGHT. Each habitable room shall be provided with natural light by means of glazed openings. The area of the glazed openings shall be at least 8% of the net floor area.

## SPS321.05(2)1

## 2) VENTILATION.

(a) Natural ventilation.

1. Natural ventilation shall be provided to each habitable room by means of openable doors, skylights or windows. The net area of the openable doors, skylights or windows shall be at least 3.5% of the net floor area of the room, except as provided in subd. 2. Balanced mechanical ventilation may be provided in lieu of openable exterior doors, skylights or windows provided the system is capable of providing at least one air change per hour of fresh outside air while the room is occupied. Infiltration may not be considered as make-up air for balancing purposes.

**A motion was made by Member Budde, seconded by Member Trautman, that this Business item be denied. The motion carried by the following vote:**

**Aye:** 5 - Ford, Budde, Romenesko, Wilke and Trautman

## 6. Adjournment