



City of Waukesha

City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Final

Board of Building Appeals

Tuesday, June 15, 2021

4:00 PM

Council Chambers, City Hall

Board of Building Appeals

Meeting Minutes - Final

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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

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

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

[ID#21-2368](#) Minutes for the Meeting of December 15, 2020.

5. New Business

[ID#21-2367](#) The appeal of Zackary Eysers, 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.

A motion was made by Member Trautman, seconded by Member Wilke, that this Business item be approved with the conditions that a minimum height at mid-ceiling beam should be 73" at the beam, and 74" at the stair landing, and overall ceiling height no lower than 82". Updated plans must be submitted.

. The motion carried by the following vote:

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

6. Adjournment