



Legislation Details

File #:	ID#21-3088	Version:	1	Name:	
Type:	Discussion and Recommendation	Status:		Agenda Ready	
File created:	10/29/2021	In control:		Board of Building Appeals	
On agenda:	12/9/2021	Final action:			
Title:	<p>The appeal of Casey Miller, owner, to appeal the cited violations of the Uniform Dwelling Code, sections, SPS321.04(2)(d)3, SPS321.04(4)(b), SPS321.04(2)(d)1 SPS 321.06, as referenced by section 1601(b) of the Waukesha Building Code. The existing home was built in 1920, 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 bottom landing of the stairway the width of the stair, and landing depth in direction of travel and ceiling height in the basement. 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 ceiling height of less than the required 7'. This would vary from the requirements of the Uniform Dwelling code.</p> <p>SPS321.04(2)(a)1 (a) Width. 1. Except for spiral staircases under sub. 2., stairways shall measure at least 36 inches in width</p> <p>SPS321.04(2)(a)1</p> <p>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.</p> <p>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.</p> <p>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.</p>				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. 1041 Genesee St BBA Application BZAV21-00027, 2. 1041 Genesee St BBA Letter BZAV21-00027, 3. 1041 Genesee St BBA Building Permit Review BZAV21-00027, 4. 1041 Genesee St BBA Photos BZAV21-00027, 5. BOBA denial 1041 Genesee St. 10-26-21				

Date	Ver.	Action By	Action	Result
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