

City of Mt. Pleasant
Building, Fire and Sanitary Sewer Board of Appeals

Minutes of Meeting
Tuesday, January 5, 2015

1. Staff called the meeting to order at 4:00 pm.

Members Present: Cline, Kahn, McDonald, Verleger

Absent: Staples, Nieporte

Others Present: Staff Brian Kench
Mike Dunham

2. Approval of Agenda

M/S Kahn/Verleger to accept agenda. Motion Passed

3. Approval of Minutes from May 6, 2014

M/S McDonald/Kahn to approve the Minutes from May 6, 2014- Motion Passed

4. Communications - None

5. New Business

Case #BFS-14-04 - 710 Cooley Street - Rebecca & Dominick Miller. The applicant is seeking relief from Code Section 404.3 of the 2003 International Property Maintenance Code (IPMC) to allow continued occupancy of a habitable space under 7' in height.

Dunham noted that the applicant contacted their office in 2013 interested in obtaining a rental license. Although a rental packet was sent to the Miller's, they decided not to pursue the request at the time. As a result, the home remained vacant, while it was up for sale.

In September of 2014 they again began pursuing a rental license again. The application was filed with DPS, along with the appropriate fee. Inspection were conducted that identified four housing code violations, including ceiling heights that were under the minimum seven foot prescribed in the code.

The home was built in 1950 as a single family residence. The city building information shows the property is 936 square feet home with 1.25 stories and 3 bedrooms.

McDonald indicated this request is very similar to a case that was brought before the Board early in 2014 and asked if it is time that the City look at revising the ceiling heights requirements to accommodate many of the homes in Mt. Pleasant that were constructed at/or about the same period. McDonald suggested looking at volume of space required under the current code based on minimum ceiling height and room sizes to provide a baseline.

Dunham will review what other community are doing with their rental programs related to minimum ceiling height requirements and review with staff if changes are in order. Dunham noted the safety concern with a smoke filled room and reduced ceiling heights, allowing the space to fill with smoke much quicker.

M/S McDonald/Cline to approve Case Number BFS 14-04 **FILED BY** Rebecca & Dominick Miller, owner of the property at 710 Cooley to permit the use of the second floor of the home for habitable space. The Board noted that although the ceiling height is slightly under the 7 foot minimum requirement, the home was constructed in the early 1950's and continues to be used in a similar manner as a basis for granting the request. The Board notes that all other life safety and fire safety requirements are met.

Motion Passed

Motion Passed

VI. Old Business

None

VII. Other Business

Dunham will review the ceiling height issue, to see what other communities are doing related to rental property and minimum ceiling height requirement on older homes and follow-up with the Board on the Department's position at the next meeting.

M/S Kahn/Verleger to adjourn. Motion Passed

Meeting was adjourned at 4:20 p.m.