



Legislation Text

File #: 18-027, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the Ordinance approving a variance to Section 1208.2 of the 2012 IBC for 215 S. Washington Street.

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Trevor Dick, Development Manager

BOARD/COMMISSION REVIEW:

The Building Review Board considered this matter on January 17, 2018. During their discussion, members of the Building Review Board asked the petitioner about the approximate size of the basement area that they planned to use, the condition of the basement, and if there were existing or planned fixtures, encumbrances or ductwork that would hang lower than the ceiling. The petitioner responded that they plan to use approximately 250 square feet of the basement at the southern end of the building near the stairs. The portion of the basement the wish to use is currently finished and no current or future fixtures will hang lower than the ceiling. The Building Review Board voted to recommend approval of the variance. (Approved, 9-0).

BACKGROUND:

The petitioner, a future restaurant called Aloha Poke Co, located at 215 S. Washington Street, is requesting a variance to the International Building Code Section 1208.2 which requires that kitchens in basements have a ceiling height of not less than seven feet. The petitioner is seeking a variance to allow a lower ceiling height of six feet eight inches at the subject location to install and use a mop-sink and dishwashers in a portion of the basement.

DISCUSSION:

City staff is in support of the variance due to the low occupant load, the small area, and the short distance of travel to the exits. The architect is also improving the basement stairs to bring them up to code standards.

FISCAL IMPACT:

N/A