

MINUTES  
BOARD OF APPEALS  
UNIFORM BUILDING CODE  
July 21, 2015

**RE: STEVE BROWN**  
**ZGF ARCHITECTS LLP**  
**Width of Stair #1, IHC Tosh Cottonwood Clinic**

IN ATTENDANCE:

Gilbert Gonzales, Building Official, Murray City  
Steve Reid, Plans Examiner, Murray City

Mo Myers, Board of Appeals, Chairman  
Steve Barth, Board of Appeals, Vice Chairman  
Larry Wilson, Board of Appeals

Brenda Roberts, IMC Architect  
Adam Douglas, Okland Construction

Meeting began 6:35 P.M.

An election of a new chairman was held; Mr. Mo Meyers was elected as Chairman and Mr. Steve Barth as Vice Chairman of the Board of Appeals.

Rules of Procedure were reviewed and approved.

Mr. Steve Reid, Plans Examiner, Murray City, explained there is a Medical Office Building, 4-story, occupant loads are approximately 220 per floor, two stairways coming off each floor, an office building, speciality clinic. The code requires a minimum 44" stairway width for an occupant load of 50 or more. The stairway was built at 42". Murray City has looked at the details submitted by Mr. Steve Brown, ZGF Architects, and Murray City feels they are good at getting people safely out of the building and the Fire Department in the building, if needed. Mr. Reid stated if the stair doors access is controlled by the stair side it would be less safe for everybody. The public or Fire Department would go down a flight of stairs but then could not get back in the building without a key or Acard@. Mr. Reid said other than that, the details submitted by Mr. Brown, ZGF Architects, seems reasonable to me. Mr. Gilbert Gonzales, Murray City Building Official, asked if there were any questions for Mr. Reid. Mr. Brown thanked everyone for attending this meeting. Mr. Brown wanted to thank Mr. Gonzales and Mr. Reid for deliberating on this issue and helping them find a resolution. The drawings that were permitted and issued showed the correct width for the stair. Mr. Brown made a mistake by looking at the plans that were not originally permitted by Murray City. Mr. Brown saw after the stair was built there was something a little different about the stair and brought this up with Mr. Gonzales. Ms. Brenda Roberts, IHC Architect, stated she appreciated Mr. Brown=s statement

in wanting Murray City to be aware of the mistake. Mr. Steve Barth, Board member, stated he could walk down this stair and not know whether the stair was 42" or 44" in width. Mr. Gonzales said Murray City had not been scheduled for an inspection on the stair yet to catch the difference in the width of the stair. Mr. Brown explained they would modify the stair any way they could and give Murray City an equivalent safe exit. Mr. Brown said the stair is 3" wider and would require a modification which would be done. Mr. Larry Wilson, Board member, stated he had gone out on the job site and thought the foot space would be fine but the hand rail to hand rail was narrow. Mr. Brown explained the stair would be 42" wide and maybe even, 43". Mr. Reid stated he felt if you get the handrail too far apart it becomes uncomfortable and feels the 42" width would be fine. Mr. Brown explained there will be an extra 7" clearance between handrails versus the fully compliant stair. Mr. Mo Myers, Board member, was not sure how the guardrail situation between stairs would be addressed. Mr. Brown explained instead of a guardrail going all the way up to guardrail height, we are going to switch it so the top of the guardrail will be at handrail height which will be the handrail and it will have a bracket that will extend up. Mr. Brown said at this point you will have a handrail and guardrail that will be at the approved height. It may look a little different but believes it will work. Mr. Myers stated people are used to an uninterrupted handrail which Mr. Brown said is true but looking at the code you are allowed to have a support the same diameter as the handrail. Mr. Gonzales asked Ms. Roberts, IHC Architect, if IHC was fine with this modification. Ms. Roberts stated that IHC approves the modification of the stair width and feels it is safe.

Mr. Myers excused the Appellant, Mr. Brown, while the board deliberated the appeal. Mr. Myers asked the board if they would support this modification. Mr. Barth said it is probably the best it is going to get to modify the stair to correct width. Mr. Gonzales brought the Appellant, Mr. Brown, back into the meeting. Mr. Myers asked that a provision be made that the brackets have no sharp edges. Mr. Brown explained he would make sure there would be no sharp edges to the bracket. Mr. Barth, made a motion to approve Stair #1 be widen 42" to clear between handrails with the provision to create a support with not sharp edges, Mr. Wilson seconded the motion.

**3 AYES/0 NAYES.**

**Meeting was adjourned at 7:00 P.M.**