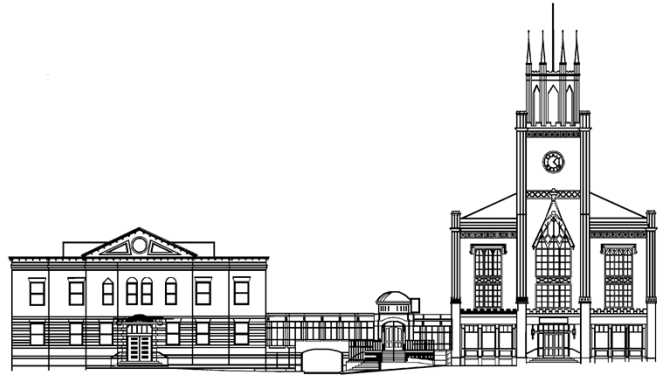




COMMITTEE ON BILLS ON SECOND READING

April 5, 2022 at 5:15 PM

Aldermanic Chambers, City Hall (3rd Floor)

Members: Aldermen Gamache, T. Sapienza, C. Fajardo, E. Sapienza, George-Kelly

AGENDA

The Chairman calls the meeting to order.

The Clerk calls the roll.

1. Ordinance Amendment:

“An Ordinance amending the Housing Code Chapter 150 of the City of Manchester Code of Ordinances to allow a single means of egress as allowed by the Manchester Building Code and NFPA 101 - Life Safety Code and to allow a ceiling height of seven feet in one and two family dwellings as allowed by the Manchester Building Code.”

If the Committee so desires, a motion would be in order that the Ordinance Amendment ought to pass and be referred to the Committee on Accounts, Enrollment and Revenue Administration.

If there is no further business, a motion is in order to adjourn.



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Planning and Land Use Management
Building Regulations
Community Improvement Program
Zoning Board of Adjustment

Leon L. LaFreniere, AICP
Director

Pamela H. Goucher, AICP
Deputy Director - Planning & Zoning

Michael J. Landry, PE, Esq.
Deputy Director - Building Regulations

Date: February 17, 2022

To: Honorable Board of Mayor and Alderman

From: Leon L. LaFreniere, AICP
Director of Planning and Community Development

Subject: Proposed Amendment to the Housing Code - Single Exit Dwellings

Attached for your consideration is a proposed amendment to the Manchester Housing Code - Chapter 150 of the Manchester Code of Ordinances.

The changes proposed will eliminate conflicts between the Manchester Housing Code and the Life Safety Code and the Manchester Building Code. The more substantive change addresses the number of exits required for dwelling units. The Housing Code is more restrictive than the Life Safety Code and the Manchester Building Code in that it requires two separate means of egress in cases where the other codes only require a single means of egress. The proposed change to the Housing Code will allow single exit buildings when allowed by the Life Safety Code and the Manchester Building Code.

The second proposed change will allow a ceiling height of seven feet in one and two family dwellings as allowed by the Manchester Building Code, as opposed to seven feet six inches as currently required by the Manchester Housing Code.

Both proposed changes will eliminate conflicts among the various codes and allow for a more predictable process in developing new housing units.

We would request that the proposed amendments be referred to the appropriate committee.

Thank you for your consideration of this request.

City of Manchester New Hampshire

In the year Two Thousand and Twenty-Two

AN ORDINANCE

“An Ordinance amending the Housing Code Chapter 150 of the City of Manchester Code of Ordinances to allow a single means of egress as allowed by the Manchester Building Code and NFPA 101 - Life Safety Code and to allow a ceiling height of seven feet in one and two family dwellings as allowed by the Manchester Building Code.”

Be it Ordained, by the Board of Mayor and Aldermen of the City of Manchester, as follows:

- I. Amend the Code of Ordinance by inserting new language required as bolded (**bold**) and deleting existing language as stricken (-----). Portions of the following sections that remain unchanged appear in regular type.

§ 150.018 BASEMENT DWELLING UNITS.

No person shall let to be occupied a room in any cellar or basement for use as a habitable room unless the following standards are met:

- (A) The ceiling shall have a clear inner height of at least **seven feet for one and two family dwellings, and** seven feet, six inches **for all other buildings** and shall be at least three feet, six inches above the surface of the street or ground outside of or adjoining the room.
- (B) The floors and walls shall be waterproof and damp-proof and the room or rooms shall be well drained and dry.
- (C) There shall be one or more windows, the combined total sash area of which shall not be less than eight square feet, or 1/10 of total floor area, whichever is greater, which windows shall open readily for purposes of ventilation directly to the outside air, except that an approved method of mechanical ventilation may be substituted therefor.
- (D) All basement dwelling units shall have two means of egress.

§ 150.089 EXITWAYS.

Every dwelling unit or rooming unit shall have access to two exitways or stairways leading to the exterior at ground level. Exitways from any one dwelling unit shall not pass through any other such units or bathrooms or toilet rooms. Exitways shall be as remote from each other as is practicable. Access to the two required exits or stairs may be accomplished through a common corridor or hallway, providing such corridor or hallway has direct access to both exits. The use of ladders, ropes or such devices as substitutes for stairs are prohibited.

Exception: A single exitway shall be permitted in dwelling units ~~that meet the following conditions:~~

- ~~(1) The dwelling unit shall be located on the first floor with direct grade level access.~~
 - ~~(2) Exit access shall not pass through intervening spaces.~~
 - ~~(3) Maximum travel distance within the dwelling unit shall be less than thirty (30) feet.~~
- within a newly constructed building or within a renovated existing building that are constructed, inspected and issued a certificate of occupancy in accordance with the current adopted version (as defined by the State of New Hampshire) of NFPA 101 – Life Safety Code and the current adopted version of the Manchester Building Code.**

- II. This ordinance shall take effect upon its passage.