

BUREAU OF INSPECTIONS

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Agenda

Code Board of Appeals
Thursday, March 28, 2024@ 3:30pm

Town Hall
10 East Church Street, Bethlehem, PA 18018

1. 2045 Kenmore Ave, Bethlehem, PA seeking relief from:
International Property Maintenance Code 2018 Edition Section 404.4.1 – Room Area

404.4.1 – Room Area. Every living room shall contain not less than 120 square feet and every bedroom shall contain not less than 70 square feet and every bedroom occupied by more than one person shall contain less than 50 square feet of floor area for each occupant thereof.

The applicant is appealing the ruling of the City Code Official that the property located at 2045 Kenmore Ave should not be subject to the provisions of the IPMC because the house was built in 1916. The applicant appeals on the ground that the provisions of the IPMC do not apply because of the age of the structure.

2. 328 Adams St, Bethlehem, PA seeking relief from:
International Residential Code 2018 Edition Section R310.3.2.1 – Ladder and Steps.

R310.3.2.1 Ladder and steps. Area wells with a vertical depth greater than 44” shall be equipped with a permanently affixed ladder or steps usable with the door in the fully open position. Ladders or steps required by this section shall not be required to comply with Section R311.7. Ladders or rungs shall have an inside width of not less than 12 inches, shall project not less than 3 inches from the wall and shall be spaced not more than 18 inches on center vertically for the full height of the exterior stairwell.

The applicant is appealing the code to allow for a fixed ladder to be used on the inside of the unit to access the egress window due to space and location. The building itself is over 50 years old and the applicant feels this to be the only alternative to grant access to the egress window.

3. 1244 Moffit Ave, Bethlehem, PA seeking relief from:
Section R305.1 of the 2018 International Residential Code
R305.1 Minimum height. Habitable space, hallways and portions of basement containing these spaces shall have a ceiling height of not less than 7 feet.
R305.1.1 Basements. Portions of the basements that do not contain habitable space or hallways shall have a ceiling height of not less than 6 feet 8 inches.

Applicant must be present for their appeal to be heard.