



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD

Tuesday, December 15, 2015

12:15 PM

215 Martin Luther King, Jr. Blvd.
Room LL-110 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

The meeting was called to order at 12:20 pm.

Staff: Harry Sulzer, Ed Ruckriegel

Present: 5 - John P. Starkweather; James I. Glueck; Richard J. Link; Sam J. Breidenbach and Craig E. Brown

Excused: 3 - Rick W. Hext; Louis J. Olson and Randall V. Baldwin

APPROVAL OF MINUTES

A motion was made by Starkweather to approve the October 20 2015 minutes, seconded by Brown. The motion passed with voice vote/other.

PUBLIC COMMENT

DISCLOSURES AND RECUSALS

John Starkweather recused from items #2 427 E. Gorham St (C-12-56-2015) and #3 23 & 25 N. Pickney (C-12-57-2015).

PETITION FOR VARIANCE

1 2747 Stevens St (M-12-55-2015)

Advanced Remodel appealing MGO 29.22. The code adopt SPS 321.04 that requires new stairways have risers less than 8 inches. The variance requested is to allow the new stairway to have 10 inch risers.

There was no appearance from the applicant. A variance with 10 inch risers has never been approved. Link moved, Starkweather seconded to deny the variance. The motion passed unanimously by voice vote/other.

2 427 E. Gorham St (C-12-56-2015)

Kontext Architects appealing MGO 27.05(2)(Z). The rule requires that a building of two or more dwelling units accessed from a common area shall be equipped with door bells or an effective buzzer system. The system in place

calls cell phones of one of the tenants in the space. The variance requested is to allow the use of cell phones rather than hardwired phones.

Amy Hasselman of Kontext Architects appealing MGO 27.05(2)(Z). The issue was the ability to use cell phones to contact tenants as a doorbell. George Hank, Director of Building Inspection, appeared and stated that as long as the system can call every tenant in the unit a variance is not needed. The variance was withdrawn.

3

23 & 25 N. Pinckney (C-12-57-2015)

McFadden & Company appeals IBC Table 705.8. The rule does not allow openings on a property line. The variance requested is to allow a new opening. The Madison Fire Department opposes the variance.

A previous variance for this address indicated that there would not be any future openings. In addition the Madions Fire Department was under the impression a complete evaluation would be done using the 2009 IBC. The issue would disappear if the property line was eliminated and a code conforming building was created. A motion was made by Breidenbach, seconded by Brown to table the variance indefinitely pending a future submittal. The motion passed unanimously by voice vote/other.

4

316 W. Washington Avenue (C-12-58-2015)

Ray White of Dimension IV appeals IBC 1023.6 penetrations into an exit stairway. The code does not allow metal pipes, conduits, and ducts to pass between exit corridors that do not serve the corridor. The variance requested is to allow the existing pipes to remain. The Madison Fire Department supports the variance.

The building is much safer today with the addition of sprinklers, fire command center, and other upgrades. The pipes in question are all non combustible however do not serve the space. A motion was made by Brown and seconded by Link. The motion passed unanimously by voice vote/other.

5

101 King St (C-12-59-2015)

Wesley Reynolds of OPN Architects appealing IBC 1104.4. The rule requires that when new space is created it needs to be accessible. In this case an elevator needs to be added for the 448 square feet of additional space. The request is to not provide the elevator.

Mark Binkowski and Rob Wheat appeared. Alternatives were reviewed including providing a LULA lift to the second floor area as well as making the basement accessible. The alternatives were not feasible. The board felt that since 220 square feet was lost on the second floor due to an improved stairway that increasing the usable space on the second floor would be an equivalency.

Motion by Breidenbach, seconded by Link to accept the infill of 220 square feet.

**Glueck, Link, Breidenbach - Yes
Starkweather, Brown - No**

Motion carries.

Ayes: 3 - James I. Glueck; Richard J. Link and Sam J. Breidenbach

Noes: 2 - John P. Starkweather and Craig E. Brown

Excused: 3 - Rick W. Hext; Louis J. Olson and Randall V. Baldwin

ADJOURNMENT

The meeting adjourned at 2:35 pm.