



City of Madison

Meeting Minutes - Final

BUILDING CODE, FIRE CODE AND LICENSING APPEALS BOARD

City of Madison
Madison, WI 53703
www.cityofmadison.com

Tuesday, January 16, 2007

12:15 PM

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

CALL TO ORDER

The meeting was called to order at 12:15 p.m.

ROLL CALL

Present: James I. Statz, Colin L. Godding, Robert S. Szumski, Paul E. Karow, Paul A. Lippitt, Randall V. Baldwin and James I. Glueck

Excused: Lyle G. Christian and Daniel L. Murray

Also Present: Harry Sulzer, Ed Ruckriegel

APPROVAL OF MINUTES

Karow moved approval, Glueck seconded the motion carried unanimously.

NEW BUSINESS ITEMS

1. 422 N. Henry Street - M-1-2-2007 Stan Kaufman appealing MGO 27.05(2)(h)10. The rule requires that all doors to common areas have locking mechanisms for public safety. The building in question is a house that has been converted to condominiums many years ago. There is a small common area. Statements were presented that the locks are not necessary in this case and they create an inconvenience for the owners. Sheila Sims, Housing Inspector, reviewed the case and indicated there was a complaint. There are four units in this building, three owner-occupied and one rental. The option of using video surveillance was offered as an equivalence. Szumski moved, Lippitt seconded to deny the variance. The motion failed on a 3-4 vote. Voting for denial were Baldwin, Szumski and Lippitt. A second motion to table the variance until the next meeting on motion of Glueck, second by Godding carried unanimously. The Board is interested in gathering more information from Police and the Minimum Housing Unit. Police Officer Marry Anne Thurber from Madison's Crime Prevention Unit has been invited to the February 20 meeting.

2. 2002 Cameron Drive - M-1-3-2007 Bernard Gallenberg is appealing an order of the Inspection Unit. The Official Notice referencing MGO 27.05(2)(c) required that junk be removed from the property including the blanket on the clothesline. Mike Stahl of the Inspection Unit Minimum Housing Section reviewed the case and presented pictures. Mr. Gallenberg claimed that the Inspection Unit was not clear as to what needed to be done. The Board indicated that there was an issue and some things needed to be cleaned up. The Board indicated that some things should be allowed to remain. A motion by Godding, second by Lippitt directed the Inspection Unit and Mr. Gallenberg to meet and come up with a specific list. The due date was extended until the next meeting. The motion carried unanimously. Harry Sulzer will meet with Mr. Gallenberg and the Code Enforcement Officer to produce a list. If there is still a disagreement, Mr. Gallenberg will be put on the February agenda.

Present: James I. Statz, Colin L. Godding, Robert S. Szumski, Paul E. Karow, Paul A. Lippitt and James I. Glueck

Excused: Lyle G. Christian, Randall V. Baldwin and Daniel L. Murray

3. 333 W. Mifflin Street - C-01-4-2007 Ray White of Dimension IV-Madison Inc., appealing IBC 1004.2.5. The code requires that the common path of travel be 75'. This was approved on 12-20-05 in variance C-12-107-2005. The owner offered to sprinkle the parking ramp at that time and now wants to delete the sprinkler system in the parking ramp. Appearing were Ray White of Dimension IV-Madison Inc., Cliff Fisher, owner, John Eagan, Code Consultant, and Atty. Sweeney of Axley Brynerson LLP. In lieu of the previously offered sprinkler system, the Madison Fire Department offered the following items to support the variance.

[1] The dry standpipes systems (2) in the Phase I and Phase II parking ramps shall be supplied by the Fire Department connections on the 360 W. Washington Avenue (Phase I) building and the connection on the 333 W. Mifflin Street (Phase II) building. Both connections shall be labeled to indicate the areas and systems supplied by the connections.

[2] The fire alarm system control panel in Phase I Fire Command Center shall annunciate alarms at the Phase II Fire Command Center (fire alarm control panel) and the Phase II control panel/command center shall annunciate alarms at the Phase I control panel/command center.

[3] An emergency voice/alarm communications system (fire alarm speakers and visual warning) shall be provided in the parking ramps (Phase I and II) and the A occupancy on the roof of the ramps. The system shall be initiated by the Phase II fire alarm control panel.

It was also noted that the common path of travel will be 125' under the new State Building Code being adopted so this variance would not be required in the future. Godding moved, Glueck seconded and motion carried on a vote on 3-2-1 (Lippitt and Szumski opposed, Karow did not participate)

4. 333 W. Mifflin Street - C-01-5-2007 This variance is not required after a review by John Eagan and concurrence with City of Madison Inspection Unit.

5. 333 W. Mifflin Street - C-01-6-2007 Ray White of Dimension IV-Madison Inc. appealing Comm 62.0509. The rule requires that fire apparatus access be provided from Mifflin Street. The request is to not sprinkle the parking ramp as is requested by the Madison Fire Department due to the code requirement that an equivalent degree of safety be provided. Appearing were Ray White of Dimension IV-Madison, Inc., Cliff Fisher, owner, John Eagan, Code Consultant, and Atty. Sweeney of Axley Brynerson LLP. The Madison Fire Department supports the variance if the following conditions are met.

[1] The dry standpipes systems (2) in the Phase I and Phase II parking ramps shall be supplied by the Fire Department connections on the 360 W. Washington Avenue (Phase I) building and the connection on the 333 W. Mifflin Street (Phase II) building. Both connections shall be labeled to indicate the areas and systems supplied by the connections.

[2] The fire alarm system control panel in Phase I Fire Command Center shall annunciate alarms at the Phase II Fire Command Center (fire alarm control panel) and the Phase II control panel/command center shall annunciate alarms at the Phase I control panel/command center.

[3] An emergency voice/alarm communications system (fire alarm speakers and visual warning) shall be provided in the parking ramps (Phase I and II) and the A occupancy on the roof of the ramps. The system shall be initiated by the Phase II fire alarm control panel.

Godding moved, Glueck seconded and motion carried on a vote on 3-2-1 (Lippitt and Szumski opposed, Karow did not participate).

6. 333 W. Mifflin Street - C-01-7-2007 Ray White of Dimension IV-Madison Inc. appealing Comm 62.0509 fire apparatus access to the parking ramp. The request is to delete the sprinkler system in the parking ramp. Appearing were Ray White of Dimension IV-Madison, Inc., Cliff Fisher, owner, John Eagan, Code Consultant, and Atty Sweeney of Axley Brynelson LLP. The Madison Fire Department supports the variance if the following conditions are met:

[1] The dry standpipes systems (2) in the Phase I and Phase II parking ramps shall be supplied by the Fire Department connections on the 360 W. Washington Avenue (Phase 1) building and the connection on the 333 W. Mifflin Street (Phase II) building. Both connections shall be labeled to indicate the areas and systems supplied by the connections.

[2] The fire alarm system control panel in Phase I Fire Command Center shall annunciate alarms at the Phase II Fire Command Center (fire alarm control panel) and the Phase II control panel/command center shall annunciate alarms at the Phase I control panel/command center.

[3] An emergency voice/alarm communications system (fire alarm speakers and visual warning) shall be provided in the parking ramps (Phase I and II) and the A occupancy on the roof of the ramps. The system shall be initiated by the Phase II fire alarm control panel.

Godding moved to accept the variance, second by Glueck with a vote of 3-2-1 (Lippitt and Szumski opposed, Karow did not participate).

7. 726 N. Midvale Blvd - M-1-8-2007 Jan Sandeman of Strang Inc. appealing IBC 1004.25 common path of travel. The variance requested is to allow the common path of travel to exceed 75'. The following would be the proposed means of providing an equivalent degree of health, safety or welfare. Smoke detection would be provided in locations meeting NAPA 72, tied into the new installed multiplexed addressable fire alarm system installed November 2006 per the 10-12-05 draft agreement between Joseph Freed and the City of Madison Fire Department. This agreement is in addition to the 7-27-05 agreement between Joseph Freed and the City of Madison Fire Department. According to the 7-27-05 agreement, the entire mall would need to be completely sprinklered by 2010. The Madison Fire Department supports the variance. Specifically, the exit distance is 107' compared to the code allowable of 75'. Glueck moved, Lippitt seconded and the motion carried unanimously.

Present: James I. Statz, Colin L. Godding, Robert S. Szumski, Paul A. Lippitt and James I. Glueck

Excused: Paul E. Karow, Lyle G. Christian, Randall V. Baldwin and Daniel L. Murray

8. 3322 Agriculture Drive - M-1-9-2007 Jim Ternus of Strand Associates, Inc. appealing IBC 2603.4.1.3. The rule requires that walk-in coolers of 400 square feet be sprinklered. The variance requested is to allow a 5,000 square foot freezer at -76 degrees Fahrenheit to be unsprinklered. The variance is requested because the -76 degrees Fahrenheit exceeds normal sprinkler design parameters. The following is offered in lieu of a sprinkler system.

[1] The sprinkler density above the freezer area and 15 feet beyond would be increased from 0.20 GPM/SF to 0.30 GPM/SF. The design density accounts for the presence of foam insulation as referenced in table 13.2.1. of NFPA 13 (2007 edition). This foam insulation occupancy is defined as Extra Hazard Group One. Per NFPA Figure 13.2.1 indicates that the occupancy design criteria is .30 GPM/2500 square feet. NFPA 13 11.2.3.1.4(3) and A11.2.3.1.4(3) requires a minimum design area of 3000

square feet. Therefore, the proposed design density for the sprinkler system, above the -76 degree cooler is .30GPM/3000 sq ft.

[2] The surrounding building is constructed for non-combustible material (brick and block).

[3] Smoke detection would be added to the freezer area although not required by code. The system will consist of an air sampling fire detector system tested to -100 degrees F.

[4] Installation of heat detection within the freezer. The proposed freezer's temperature is currently monitored for maintenance purposes. This system would have two alarm set points: one that would notify maintenance and another that would notify the fire department through a central station.

[5] The freezer areas exit access travel distances are less than 200 feet with a common path of egress travel less than 100 feet per the Wisconsin Enrolled Commercial Building Code (2002).

[6] Oxygen sensors with audible and visual alarms are proposed to be installed if the oxygen level drops to 19.5%.

[7] Panic buttons interfaced with annunciation at all doors and remote corners will be installed.

[8] Installation of emergency and exit lights within the freezer and with battery backup.

[9] Employees will be equipped with man-down sensors that will alarm when no movement is detected over a finite period.

[10] Employee training and procedure documentation to include entry by trained employees only.

The Madison Fire Department supports the variance. Godding moved, Szumski seconded and motion carried unanimously.

ADJOURNMENT

The meeting adjourned at 1:45 p.m.