

**VARIANCE FEES**

MGO \$50.00

COMM \$490.00

Priority - Double above

**PETITION FOR VARIANCE APPLICATION**

City of Madison  
Building Inspection  
Division

215 Martin Luther King Jr. Blvd.  
Madison, WI 53703  
(608) 266-4568

Amount Paid  
\$980 H 6-1-16

Name of Owner LES DROSZ	Project Description MIXED USE 12 STORY WITH 160 APARTMENTS AND 150 UNDERGROUND AUTOMOTIVE PARKING STALLS	Agent, architect, or engineering firm JOHN W. SUTTON
Company (if applies) DROSZ PROPERTIES		No. & Street 104 KILL STREET
No. & Street 505 UNIVERSITY AVE.	Tenant name (if any) THE LUX	City, State, Zip Code MADISON WI 53703
City, State, Zip Code MADISON WI 53703	Building Address 433 W. JOHNSON	Phone 608 469 2528
Phone		Name of Contact Person JOHN
e-mail		e-mail JOHN@SUTTONARCHITECTURE.COM

1. The rule being petitioned reads as follows: (Cite the specific rule number and language. Also, indicate the nonconforming conditions for your project.)  
3007.4 FIRE SERVICE ACCESS ELEVATOR LOBBY, TABLE 3007.4, 150 SQ. FT. MIN. 8'  
3007.4.1 ACCESS. THE FIRE SERVICE ACCESS ELEVATOR LOBBY SHALL HAVE DIRECT ACCESS TO AN EXIT ENCLOSURE.

2. The rule being petitioned cannot be entirely satisfied because:  
CONSTRUCTION WAS COMPLETED BEFORE CODE ITEM WAS INTERPRETED TO REQUIRE FIRE SERVICE ACCESS ELEVATOR.

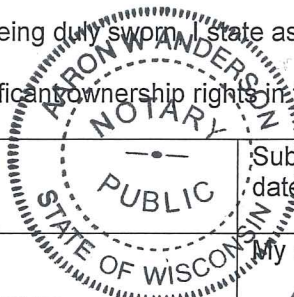
3. The following alternatives and supporting information are proposed as a means of providing an equivalent degree of health, safety, and welfare as addressed by the rule:  
RELOCATE SMOKE DOORS TO PROVIDE LOBBY WITH 160 SQUARE FEET.  
REPLACE 20 MIN. DOORS TO APARTMENTS WITH 45 MINUTE DOORS.  
MEET ALL OTHER ITEMS LISTED UNDER IBC 3007  
ADD PRESSURIZATION AND SIGNAGE "NO STORAGE" TO STAIR C  
SEE ATTACHED MATERIAL FROM IBC 2012, 2015 & 2018 FOR CLARIFICATION & INTENT.

Note: Please attach any pictures, plans, or required position statements.

**VERIFICATION BY OWNER – PETITION IS VALID ONLY IF NOTARIZED AND ACCOMPANIED BY A REVIEW FEE AND ANY REQUIRED POSITION STATEMENTS.**

Note: Petitioner must be the owner of the building. Tenants, agents, contractors, attorneys, etc. may not sign the petition unless a Power of Attorney is submitted with the Petition for Variance Application.

Leslie Drosz, being duly sworn, State as petitioner that I have read the foregoing petition, that I believe it to be true, and I have significant ownership rights in the subject building or project.



Signature of owner <u>[Signature]</u>	Subscribed and sworn to before me this date: <u>6-1-16</u>
Notary public <u>[Signature]</u>	My commission expires: <u>03-03-2019</u>

**NOTE: ONLY VARIANCES FOR COMMERCIAL CODES ARE REQUIRED TO BE NOTARIZED.**

and 716.5.9. Penetrations of the enclosed elevator lobby by ducts and air transfer openings shall be protected as required for corridors in accordance with Section 717.5.4.1.

3. Additional doors shall be provided at each elevator hoistway door opening in accordance with Section 3002.6. Such door shall comply with the smoke and draft control door assembly requirements in Section 716.5.3.1 when tested in accordance with UL 1784 without an artificial bottom seal.
4. The elevator hoistway shall be pressurized in accordance with Section 909.21.

**3006.4 Means of egress.** Elevator lobbies shall be provided with at least one means of egress complying with Chapter 10 and other provisions in this code. Egress through an elevator lobby shall be permitted in accordance with Item 1 of Section 1016.2.

### SECTION 3007 FIRE SERVICE ACCESS ELEVATOR

**3007.1 General.** Where required by Section 403.6.1, every floor of the building shall be served by fire service access elevators complying with Sections 3007.1 through 3007.9. Except as modified in this section, fire service access elevators shall be installed in accordance with this chapter and ASME A17.1/CSA B44.

**3007.2 Automatic sprinkler system.** The building shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1, except as otherwise permitted by Section 903.3.1.1.1 and as prohibited by Section 3007.2.1.

**3007.2.1 Prohibited locations.** Automatic sprinklers shall not be installed in machine rooms, elevator machinery spaces, control rooms, control spaces and elevator hoistways of fire service access elevators.

**3007.2.2 Sprinkler system monitoring.** The sprinkler system shall have a sprinkler control valve supervisory switch and water-flow-initiating device provided for each floor that is monitored by the building's *fire alarm system*.

**3007.3 Water protection.** An *approved* method to prevent water from infiltrating into the hoistway enclosure from the operation of the *automatic sprinkler system* outside the enclosed fire service access elevator lobby shall be provided.

**3007.4 Shunt trip.** Means for elevator shutdown in accordance with Section 3005.5 shall not be installed on elevator systems used for fire service access elevators.

**3007.5 Hoistway enclosures.** The fire service access elevator hoistway shall be located in a *shaft enclosure* complying with Section 713.

**3007.5.1 Structural integrity of hoistway enclosures.** The fire service access elevator hoistway enclosure shall comply with Sections 403.2.3.1 through 403.2.3.4.

**3007.5.2 Hoistway lighting.** When fire-fighters' emergency operation is active, the entire height of the hoistway shall be illuminated at not less than 1 footcandle (11 lux)

as measured from the top of the car of each fire service access elevator.

**3007.6 Fire service access elevator lobby.** The fire service access elevator shall open into a fire service access elevator lobby in accordance with Sections 3007.6.1 through 3007.6.5. Egress is permitted through the elevator lobby in accordance with Item 1 of Section 1016.2.

**Exception:** Where a fire service access elevator has two entrances onto a floor, the second entrance shall be permitted to open into an elevator lobby in accordance with Section 3006.3.

**3007.6.1 Access to interior exit stairway or ramp.** The fire service access elevator lobby shall have direct access from the enclosed elevator lobby to an enclosure for an *interior exit stairway or ramp*.

→ **Exception:** Access to an *interior exit stairway or ramp* shall be permitted to be through a protected path of travel that has a level of fire protection not less than the elevator lobby enclosure. The protected path shall be separated from the enclosed elevator lobby through an opening protected by a smoke and draft control assembly in accordance Section 716.5.3.

**3007.6.2 Lobby enclosure.** The fire service access elevator lobby shall be enclosed with a *smoke barrier* having a *fire-resistance rating* of not less than 1 hour, except that lobby doorways shall comply with Section 3007.6.3.

**Exception:** Enclosed fire service access elevator lobbies are not required at the *levels of exit discharge*.

**3007.6.3 Lobby doorways.** Other than doors to the hoistway, elevator control room or elevator control space, each doorway to a fire service access elevator lobby shall be provided with a  $\frac{3}{4}$ -hour *fire door assembly* complying with Section 716.5. The *fire door assembly* shall comply with the smoke and draft control door assembly requirements of Section 716.5.3.1 with the UL 1784 test conducted without the artificial bottom seal.

**3007.6.4 Lobby size.** Regardless of the number of fire service access elevators served by the same elevator lobby, the enclosed fire service access elevator lobby shall be not less than 150 square feet (14 m<sup>2</sup>) in an area with a dimension of not less than 8 feet (2440 mm).

**3007.6.5 Fire service access elevator symbol.** A pictorial symbol of a standardized design designating which elevators are fire service access elevators shall be installed on each side of the hoistway door frame on the portion of the frame at right angles to the fire service access elevator lobby. The fire service access elevator symbol shall be designed as shown in Figure 3007.6.5 and shall comply with the following:

1. The fire service access elevator symbol shall be not less than 3 inches (76 mm) in height.
2. The helmet shall contrast with the background, with either a light helmet on a dark background or a dark helmet on a light background.
3. The vertical center line of the fire service access elevator symbol shall be centered on the hoistway door

**CHANGE TYPE:** Modification



**CHANGE SUMMARY:** The minimum number of fire service access elevators required in applicable high-rise buildings has been increased from one to two where multiple elevators are provided in the building.

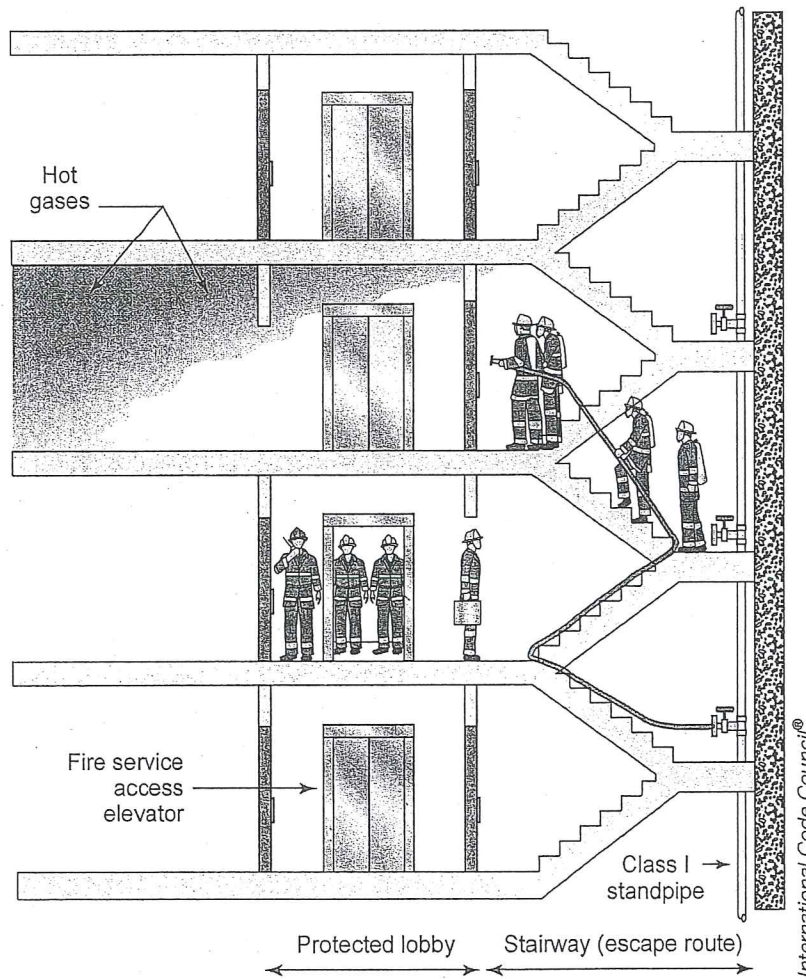
**2012 CODE: 403.6.1 Fire Service Access Elevator.** In buildings with an occupied floor more than 120 feet (36 576 mm) above the lowest level of fire department vehicle access, no fewer than one two fire service access elevators, or all elevators, whichever is less, shall be provided in accordance with Section 3007. Each fire service access elevator shall have a capacity of not less than 3500 pounds (1588 kg).

**CHANGE SIGNIFICANCE:** To facilitate the rapid deployment of firefighters, Section 403.6.1 of the 2009 IBC introduced a new requirement for a fire service access elevator in high-rise buildings that have at least one floor level more than 120 feet above the lowest level of fire department

*403.6.1 continues*

# 403.6.1

## High-Rise Buildings— Fire Service Access Elevators



Fire service access elevator.

# G 203-15

3007.1

**Proponent:** Carl Baldassarra, P.E., FSFPE, Chair, Code Technology Committee, representing Code Technology Committee (CTC@iccsafe.org)

## 2015 International Building Code

Revise as follows:

**3007.1 General.** Where required by Section 403.6.1, every floor above and including the lowest level of fire department vehicle access of the building shall be served by fire service access elevators complying with Sections 3007.1 through 3007.9. Except as modified in this section, fire service access elevators shall be installed in accordance with this chapter and ASME A17.1/CSA B44.



**Exception:** Elevators that only service an open or enclosed parking garage and the lobby of the building shall not be required to serve as fire service access elevators in accordance with Section 3007.

**Reason:** There are two aspects that this proposal addresses. The first is that it was not the intention that FSAEs be available in the levels of the building below the lowest level of fire department access. Typically the fire department is more concerned with travelling high into the building and does not require that the same facilities be provided in the lower levels of the building. Most fire departments will likely not take an elevator below grade to a fire when the stairs are manageable. This will likely only affect buildings on steep grades where the lowest level of fire department access differs greatly from the main entrance. The second aspect addresses the issue that FSAEs are not necessary in parking garages. As noted the fire department is more likely to use FSAEs due to the height of the building. In addition, fire fighters typically are not willing to take an elevator past the fire floor. Instead in such cases they would prefer the use of the stairway.

The ICC Code Technology Committee (CTC) has just completed its 10th year. The ICC Board has decided to sunset the CTC. The sunset plan includes re-assigning many of the CTC Areas of Study to the applicable Code Action Committee (CAC). The two remaining CTC Areas of Study are Care Facilities and Elevator Lobbies/WTC Elevator issues. This proposal falls under the WTC Area of Study. Information on the CTC, including: the sunset plan; meeting agendas; minutes; reports; resource documents; presentations; and all other materials developed in conjunction with the CTC effort can be downloaded from the CTC website at: <http://www.iccsafe.org/cs/CTC/Pages/default.aspx>.

**Cost Impact:** Will not increase the cost of construction

This will save money by not requiring FSAE elevators from the garage and clarifying that it is only the portion of the building above the lowest level of fire department vehicle access that need these elevators.

G 203-15 ; 3007.1-  
BALDASSARRA4189

### G 203-15

Committee Action:

Approved as Submitted

Committee Reason: This proposal significantly clarifies the intent. However, the ability to move fire equipment between floors may also be a concern.

Assembly Action :

None

<u>CODE CHANGE NUMBER</u>	<u>FINAL ACTION</u>	<u>CODE CHANGE NUMBER</u>	<u>FINAL ACTION</u>	<u>CODE CHANGE NUMBER</u>	<u>FINAL ACTION</u>
G136-15	D	G192-15, Part II	AS	S3-15	AS
G137-15	AS	G192-15, Part III	AS	S4-15	AS
G138-15	AM	G193-15	D	S5-15	D
G139-15	AS	G194-15	AM	S6-15	AS
G140-15	D	G195-15	AM	S7-15	AS
G141-15	AS	G196-15	D	S8-15	D
G142-15	D	G197-15	AS	S9-15	AS
G143-15	D	G198-15	D	S10-15	D
G144-15	D	G199-15	WP		
G145-15	D	G200-15	D	<b><u>INTERNATIONAL EXISTING BUILDING CODE</u></b>	
G146-15	AS	G201-15	AS	EB1-15	D
G147-15	D	G202-15	AS	EB2-15	AS
G148-15	AMPC1	G203-15	AS		
G149-15	AS	G204-15	AS		

## City of Madison Fire Department Position Statement


<b>Owner:</b> Les Orosz Orosz Properties	<b>Project Name:</b> The Lux	<b>Contact:</b> John W Sutton
<b>Address:</b> 505 University Ave Madison, WI 53703	<b>Building Location:</b> 433 W Johnson Street Madison, WI	<b>Address:</b> 104 King Street Madison, WI 53703
<b>Owner Phone:</b> <b>Email:</b>	<b>Building Occupancy or Use:</b> Group R-2 Apartments, Group S-2 Storage, Group B Business	<b>Phone:</b> 608-469-2528 <b>Email:</b> john@suttonarchitecture.com

**Rule Being Petitioned: IBC 3007.4 Fire Service Access Elevator Lobby. The fire service access elevator lobby shall have direct access to an exit stair enclosure.**

**I have read the application for variance and recommend:** (check appropriate box)

Approval     
  **Conditional Approval**     
  Denial     
  No Comment

- Construct 160-square foot elevator lobbies.
- Install 45-minute rated doors for all doors opening into corridors as permitted in the 2015 edition of IBC.
- Add stair pressurization to Stair C.
- Meet all other requirements of IBC 3007, Hoistway lighting, electrical power, and protection of wiring & cables.
- Construct elevator lobbies on each floor that comply with the required fire ratings.
- Update plans in the Fire Command Center.
- Update the smoke control panel to include the stair pressurization for Stair C.

Name of Fire Chief or Designee (type or print) <b>Bill Sullivan, Fire Protection Engineer</b>	
City of Madison Fire Department	Telephone Number 608-261-9658
Signature of Fire Chief or Designee 	Date Signed May 31, 2016