

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 \$490 12-3-15 *HT*

Name of Owner Mike Slavish	Project Description Renovations and modernization of 12-story (former AT&T) building at to accommodate multiple tenants.	Agent, architect, or engineering firm Dimension IV Madison, LLC
Company (if applies) 316 WWA, LLC	No. & Street 122 W Washington Ave, suite 350	No. & Street 6515 Grand Teton Pl. Suite 120
No. & Street 122 W Washington Ave, suite 350	Tenant name (if any) Multiple future tenants	City, State, Zip Code Madison, WI 53719
City, State, Zip Code Madison, WI 53703	Building Address 316 West Washington Avenue	Phone 608.829.4454
Phone 608.255.5175		Name of Contact Person Ray White, AIA
e-mail mslavish@hovdeproperties.com		e-mail rwhite@dimensionivmadison.com

1. The rule being petitioned reads as follows: (Cite the specific rule number and language. Also, indicate the nonconforming conditions for your project.)
Per IBC 1023.6 Penetrations into an exit passageway are prohibited except for equipment, ductwork, sprinkler piping, electrical raceways, etc serving the exit passageway. There are existing metal pipes and conduits passing through the exit passageway from the AT&T portion of the building into existing exterior wall chases and to the existing utility laterals. There is also a new express drainline as part of the fire protection system connecting Stairs 1 and 3 - see attached email.

2. The rule being petitioned cannot be entirely satisfied because:
The existing pipes and conduits serve the AT&T equipment building (315 Mifflin) and the routing options are limited due to the exterior wall chases and utility lateral elevations. Numerous ducts and conduits have been already removed or rerouted from the Exit Passageway that were feasible for relocation or non-essential.

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:
4-hour penetration protection to be provided at 2-hour exit passageway enclosure for existing metal pipes and conduits passing through the exit passageway. Refer to attached HILTI firestop assemblies.
Smoke/draft-stop curtains to be installed at elevator door openings at Stair 8 and this elevator shaft will have smoke relief venting added per previously granted variance.
In addition the life-safety upgrades as part of the renovation include the following:
NFPA 13 sprinkler system at 316 West Washington office building and adding standpipes to the exit stairs that are currently without standpipes.
Upgraded fire alarm system to allow for partial evacuation as well as a radio repeater system.
New emergency generator and the addition of a Fire Command Center.

Note: Please attach any pictures, plans, or required position statements.
See attached plan sheet A1.01R, firestopping details and photos.

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.

Michael F. Slavish, being duly sworn, I 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 <i>316 WWA, LLC, by Michael F. Slavish, Authorized Representative</i>	Subscribed and sworn to before me this date: <i>November 30, 2015</i>
Notary public <i>[Signature]</i>	My commission expires: <i>December 6, 2015</i>

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



City of Madison Fire Department Position Statement

Owner: Mike Slavish 316 WWA LLC	Project Name: 316 W Washington Ave Modernization	Contact: Ray White Dimension IV Madison, LLC
Address: 122 W Washington Ave Ste 350 Madison, WI 53703	Building Location: 316 W Washington Ave Madison, WI 53703	Address: 6515 Grand Teton Pl Ste 120 Madison, WI 53719
Owner Phone: 608-255-5175 Email: mslavish@hovdeproperties.com	Building Occupancy or Use: Group B Business - Office	Phone: 608-829-4454 Email: rwhite@dimensionivmadison.com

Rule Being Petitioned: IBC 1023.6 Penetrations into an exit passageway are prohibited

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

Approval **Conditional Approval** Denial No Comment

- The current condition has exiting from Stair 3 over to Stair 8 via a corridor on the First Floor.
- The proposed condition will have exiting from Stair 3 over to Stair 8 via a new exit passageway on the lower level.
- The penetrations into the exit passageway are existing are identified on Sheet A1.01R.
- The building is in the process of upgrading the building fire alarm system and extending the fire sprinkler system.
- Exiting is enhanced by traveling through a rated exit passageway as opposed to the current unrated corridor.
- The building fire alarm system shall function as one system with notification of a fire condition throughout the building.
- Provide labels/signage at all existing penetrations indicating that no future penetrations are permitted similar to above ceiling identification of fire wall locations.

Name of Fire Chief or Designee (type or print)

Bill Sullivan, Fire Protection Engineer

City of Madison Fire Department

Telephone Number
608-261-9658

Signature of Fire Chief or Designee

Date Signed
December 3, 2015

**OFFICE BUILDING
SHELL & CORE
RENOVATIONS**

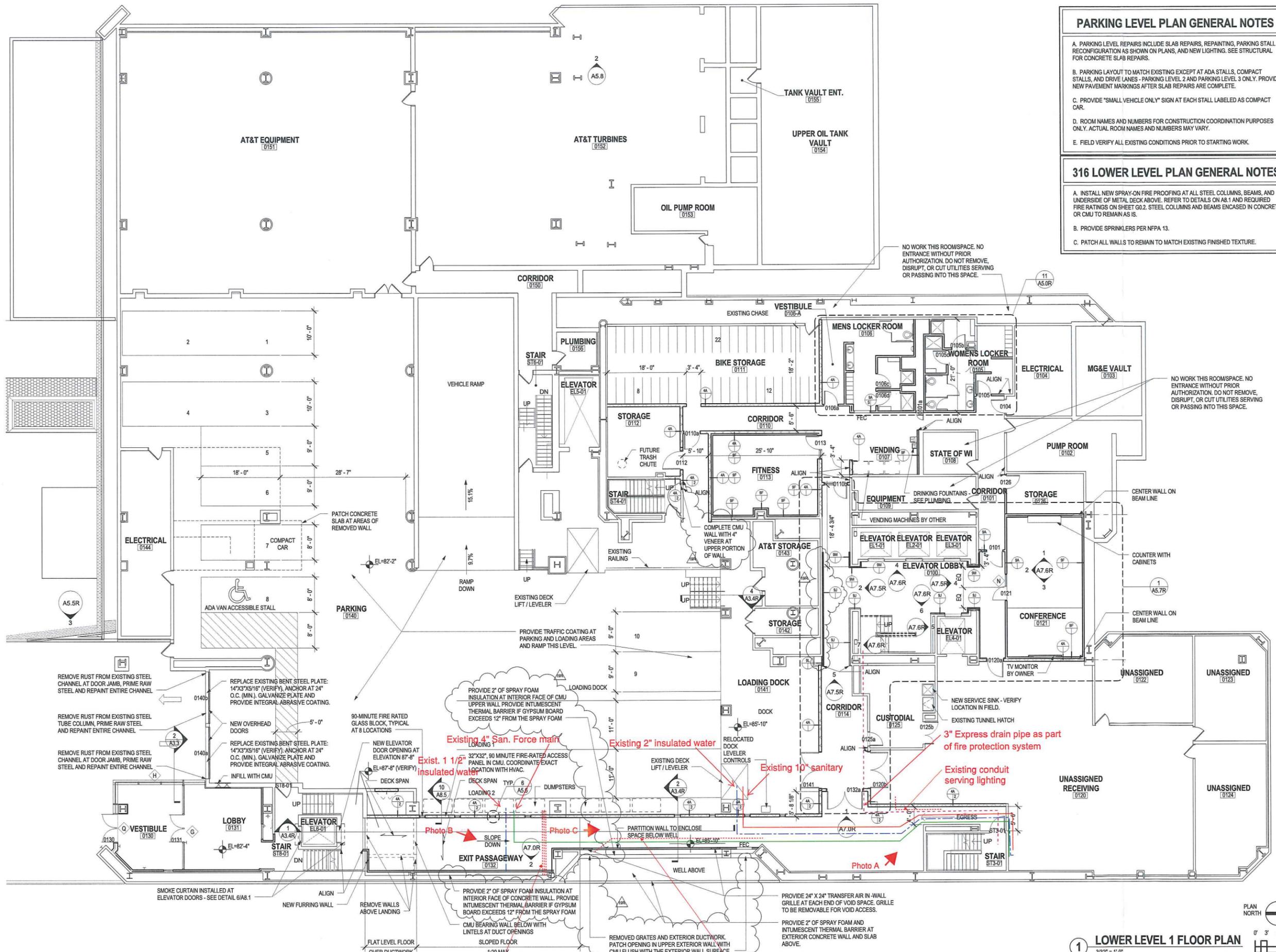
316 WEST WASHINGTON AVE
MADISON, WI

PARKING LEVEL PLAN GENERAL NOTES

- A. PARKING LEVEL REPAIRS INCLUDE SLAB REPAIRS, REPAINTING, PARKING STALL RECONFIGURATION AS SHOWN ON PLANS, AND NEW LIGHTING. SEE STRUCTURAL FOR CONCRETE SLAB REPAIRS.
- B. PARKING LAYOUT TO MATCH EXISTING EXCEPT AT ADA STALLS, COMPACT STALLS, AND DRIVE LANES - PARKING LEVEL 2 AND PARKING LEVEL 3 ONLY. PROVIDE NEW PAVEMENT MARKINGS AFTER SLAB REPAIRS ARE COMPLETE.
- C. PROVIDE "SMALL VEHICLE ONLY" SIGN AT EACH STALL LABELED AS COMPACT CAR.
- D. ROOM NAMES AND NUMBERS FOR CONSTRUCTION COORDINATION PURPOSES ONLY. ACTUAL ROOM NAMES AND NUMBERS MAY VARY.
- E. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING WORK.

316 LOWER LEVEL PLAN GENERAL NOTES

- A. INSTALL NEW SPRAY-ON FIRE PROOFING AT ALL STEEL COLUMNS, BEAMS, AND UNDERSIDE OF METAL DECK ABOVE. REFER TO DETAILS ON A8.1 AND REQUIRED FIRE RATINGS ON SHEET G0.2. STEEL COLUMNS AND BEAMS ENCASED IN CONCRETE OR CMU TO REMAIN AS IS.
- B. PROVIDE SPRINKLERS PER NFPA 13.
- C. PATCH ALL WALLS TO REMAIN TO MATCH EXISTING FINISHED TEXTURE.



DATE OF ISSUE: Jan. 30, 2015

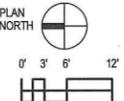
REVISIONS:

B	ADDENDUM B	02/20/2015
C	ADDENDUM C	03/03/2015
2	CB #2	04/07/2015
4	CB #4	05/04/2015
15	CB #15	07/24/2015
19	CB #19	08/27/2015
	CB #19R	09/08/2015
	Petition for Variance	11/24/2015

PROJECT # 14066

**LOWER LEVEL 1
FLOOR PLAN**

1 LOWER LEVEL 1 FLOOR PLAN
3/32" = 1'-0"



A1.01R

9/8/2015 1:06:10 PM C:\Users\kwlairh\Documents\14066 - Howde - Shel_kwlairh@dimensionmadison.com.rvt

316 West Washington Avenue
Exit Passageway 0132 - Lower Level
Petition for Variance
11/24/2015

Existing conduit

Existing insulated 2" water

Existing 4" force sanitary

Existing 10" sanitary

New duct serving Exit Passageway

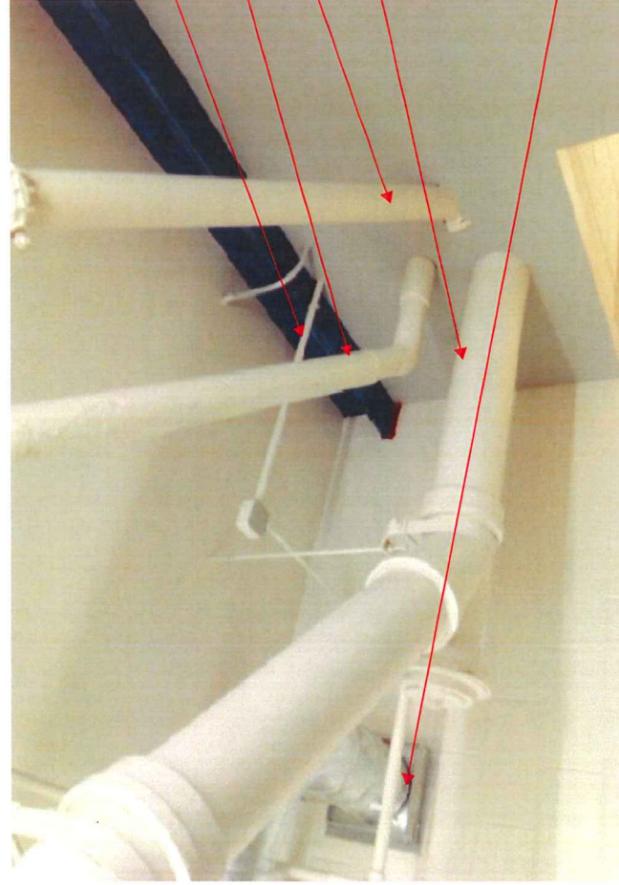


Photo A

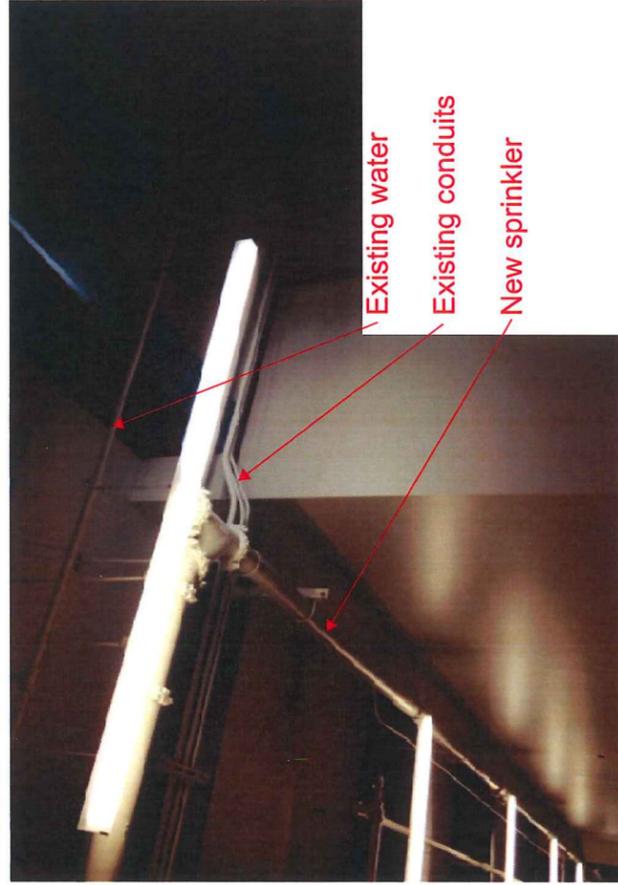


Photo B

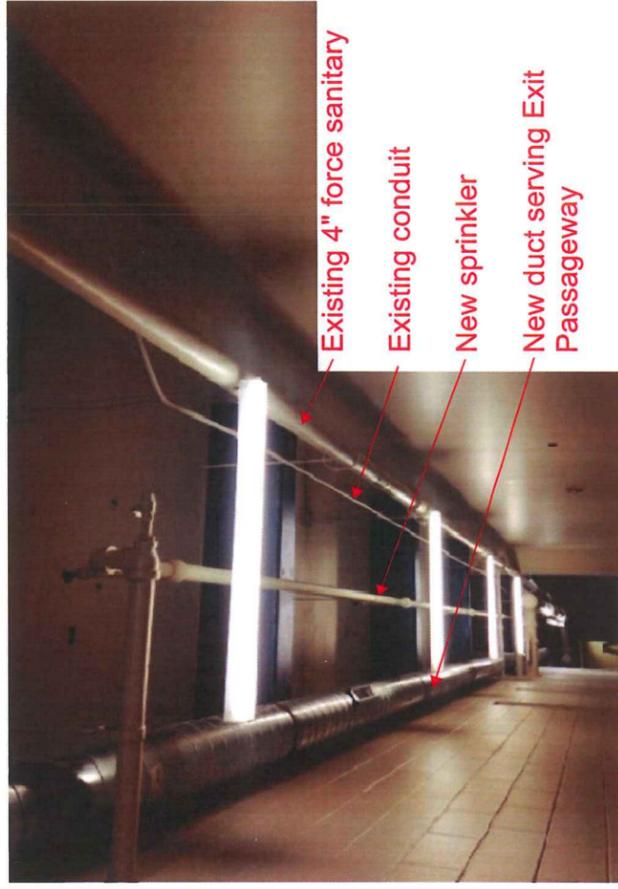


Photo C



Ray White

From: Sean Wright <SWright@mononapfp.com>
Sent: Tuesday, November 24, 2015 3:53 PM
To: Ray White; Danny Holzem
Subject: RE: 316 W Wash - exit passageway draft variance
Attachments: 14-128S 316 w washington Lower Level.pdf

Ray,

As discussed, please see attached.

The new 3" express drain originates at Stairwell # 1 and terminates at Stairwell #3. It was installed as a means of testing the pressure reducing fire hose valves that we installed in Stairwell #1.

We tied into the existing express drain that is installed in stairwell # 3. The reason for doing so is that it is the only feasible location that can handle the volume and pressure needed for testing the pressure reducing valves.

As Stairwell # 1 is "landlocked", there was no other means of getting to Stairwell # 3 other than through the new egress corridor.

Please let me know if you have any questions, or need more information.

Regards,



Sean Wright | FP Project Manager
MONONA PLUMBING AND FIRE PROTECTION, INC.
3126 Watford Way | Madison, WI 53713 | www.MononaPFP.com
C: (608) 206-3852 O: (608) 709-5010 | | swright@mononapfp.com

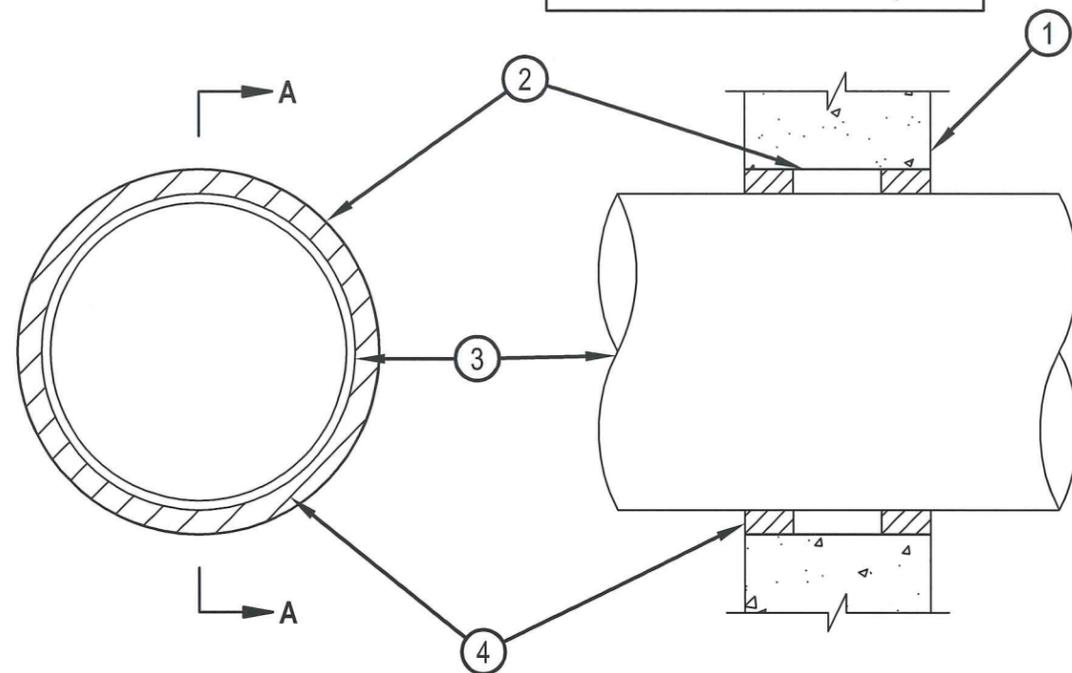


Classified by
Underwriters Laboratories, Inc.
to UL 1479 and CAN/ULC-S115

System No. W-J-1041

WJ 1041

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating — 4 Hr	F Rating — 4 Hr
T Rating — 0 Hr	FT Rating — 0 Hr
	FH Rating — 4 Hr
	FTH Rating — 0 Hr



SECTION A-A

1. Wall Assembly — Min 7-5/8 in. (194 mm) thick wall assembly constructed of any UL Classified Concrete Blocks*. Min 4 hr fire rated wall. Max diam of opening is 14-5/8 in. (371 mm).
See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.
2. Steel Sleeve — Cylindrical sleeve fabricated from min 0.030 in. (0.8 mm) thick (No. 22 gauge) galv steel sheet steel and having a min 2 in. (51 mm) lap along the longitudinal seam. Length of sleeve to be equal to thickness of wall. Sleeve to be installed by coiling the sheet metal to a diam smaller than the through opening, inserting the coil through the openings and releasing the coil to let it uncoil against the circular cutouts in the concrete blocks.
3. Through Penetrants — One metallic pipe, conduit or tubing to be installed concentrically within the firestop system. Pipe, conduit or tubing to be rigidly supported on both sides of the wall assembly. The annular space between pipe, conduit or tubing and the periphery of the opening shall be minimum 7/8 in. to 1 in. (22 to 25 mm) maximum. The following types and sizes of metallic pipes, conduits or tubing may be used:
 - A. Steel Pipe — Nom 12 in. (305 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
 - B. Iron Pipe — Nom 12 in. (305 mm) diam (or smaller) cast or ductile iron pipe.
 - C. Conduit — Nom 4 in. (102 mm) diam (or smaller) steel electric metallic tubing or 6 in. (152 mm) diam steel conduit.
 - D. Copper Tubing — Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tubing.
 - E. Copper Pipe — Nom 6 in. (152 mm) diam (or smaller) Regular (or heavier) copper pipe.
4. Fill, Void or Cavity Material* — Sealant — Min 2 in. (51 mm) thickness applied within steel sleeve, flush with both surfaces of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



Reproduced by HILTI, Inc. Courtesy of
Underwriters Laboratories, Inc.
January 21, 2015

4

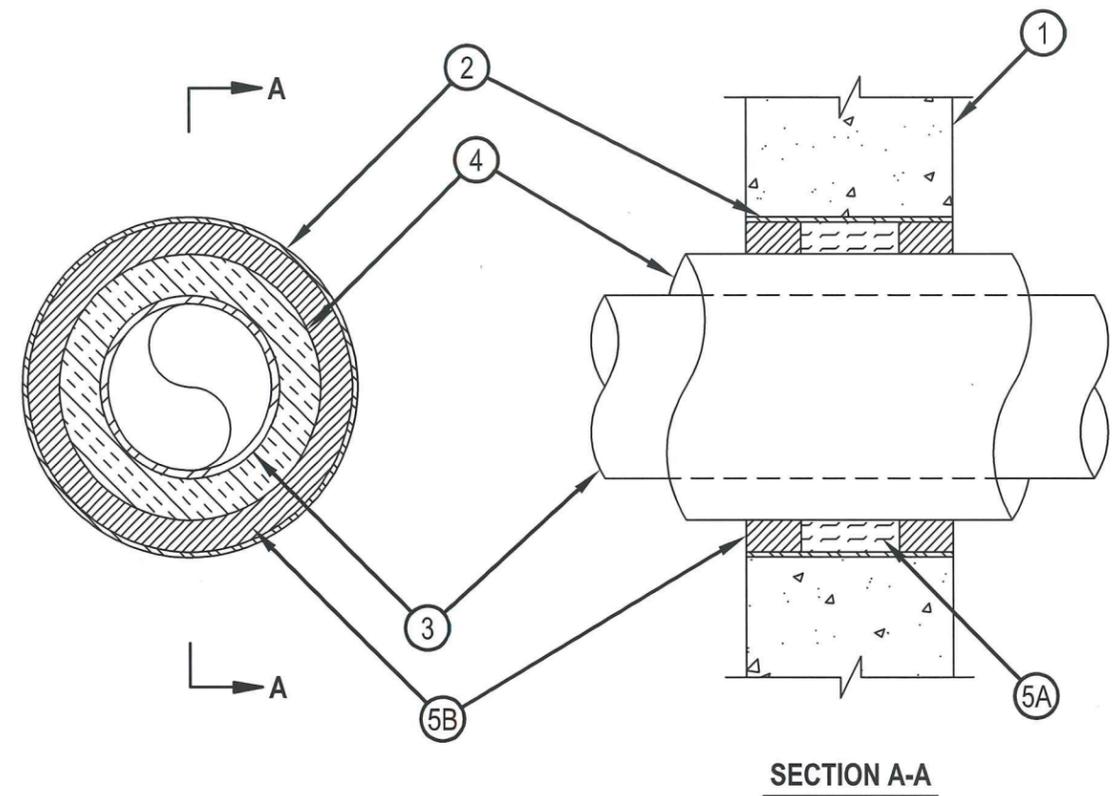


Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

System No. W-J-5028

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating — 4 Hr	F Rating — 4 Hr
T Rating — 1-1/2 Hr	FT Rating — 1-1/2 Hr
	FH Rating — 4 Hr
	FTH Rating — 1-1/2 Hr

WJ 5028



Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. January 21, 2015

System No. W-J-5028

WJ 5028

1. Wall Assembly — Min 7-5/8 in. (194 mm) thick wall assembly constructed of any UL Classified Concrete Blocks*. Min 4 hr fire rated wall. Max diam of opening is 18-1/2 in. (470 mm).
See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.
2. Steel Sleeve — Cylindrical sleeve fabricated from min 0.035 in. (0.9 mm) thick (No. 20 gauge) galv steel sheet steel and having a min 2 in. (51 mm) lap along the longitudinal seam. Length of sleeve to be equal to thickness of wall. Sleeve to be installed by coiling the sheet metal to a diam smaller than the through opening, inserting the coil through the openings and releasing the coil to let it uncoil against the circular cutouts in the concrete blocks.
3. Through Penetrants — One metallic pipe or tubing to be installed concentrically within the firestop system. Pipe or tubing to be rigidly supported on both sides of the wall assembly. The following types and sizes of metallic pipes or tubing may be used:
 - A. Steel Pipe — Nom 12 in. (305 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
 - B. Copper Tubing — Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tubing.
 - C. Copper Pipe — Nom 6 in. (152 mm) diam (or smaller) Regular (or heavier) copper pipe.
4. Pipe Covering* — Nom 1-1/2 in. (38 mm) thick hollow cylindrical heavy density (3.5 pcf or 56 kg/m³) glass fiber units jacketed of the outside with an all service jacket. Longitudinal joints sealed with metal fasteners or factory-applied self-sealing lap tape. Transverse joints secured with metal fasteners or with butt tape supplied with the product. The annular space between the insulated pipe and the steel sleeve shall be min 1-1/4 in. (32 mm) to max 1-1/2 in. (38 mm).
See Pipe Equipment Covering — Materials — (BRGU) category in the Building Materials Directory for names of manufacturers. Any pipe covering material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 or less may be used.
5. Firestop System — The fire stop system shall consist of the following:
 - A. Packing Material — Min 3-5/8 in. (92 mm) thickness of min 4 pcf (64 kg/m³) mineral wool batt insulation firmly packed into the opening as a permanent form. Packing material to be recessed from both surfaces of wall to accommodate the required thickness of fill material.
 - B. Fill, Void or Cavity Material* — Sealant — Min 2 in. (51 mm) thickness applied within the steel sleeve, flush with both surface of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FW-ONE MAX Intumescent Sealant

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



City of Madison

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

Meeting Minutes - Draft BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD

Tuesday, January 20, 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 by Glueck at 12:15 PM.

Staff: Harry Sulzer and Ed Ruckriegel

Present: 8 - John P. Starkweather; James I. Glueck; Richard J. Link; Robert B. Corey;
Sam J. Breidenbach; Rick W. Hext; Craig E. Brown and Randall V.
Baldwin

Excused: 1 - Louis J. Olson

APPROVAL OF MINUTES

A motion was made by Link, seconded by Brown, to Approve the Minutes of
December 16, 2014. The motion passed by voice vote/other.

PUBLIC COMMENT

None

DISCLOSURES AND RECUSALS

Hext recused himself from Item 1 - 316 W. Washington Avenue.
Corey recused himself from Item 1 - 316 W. Washington Avenue.

PETITIONS FOR VARIANCE

1. 36882 316 W. Washington Avenue (C-01-01-15)
Ray White of Dimension IV Madison, LLC appealing IBC 1023.5. The rule does not allow elevators to open into an exit passageway. The Variance is to allow an additional elevator shaft door in Stair 8. The Madison Fire Department supports the Variance with the additional means of safety provided.
Attachments: 316 W Washington Ave.pdf

Ray White of Dimension IV Madison, LLC appealing IBC 1023.5. The rule does not allow elevators to open into an exit passageway. The Variance is to allow an additional elevator shaft door in Stair 8. The Madison Fire Department supports the Variance with the additional means of safety as noted below:

* The current condition has exiting from Stair 3 over to Stair 8 via a corridor on

the First Floor.

- * The proposed condition will have exiting from Stair 3 over to Stair 8 via an exit passageway on the lower level.
- * The elevator currently opens directly within Stair 8.
- * The building is in the process of upgrading the building fire alarm system and extending the fire sprinkler system.
- * The applicant proposes adding a smoke guard system to all elevator doors of Elevator #5.
- * Elevator #5 will be provided with hoistway venting.
- * Exiting is enhanced by traveling through a rated exit passageway as opposed to the current unrated corridor.
- * A fire command center shall be established on the first floor level near the W. Washington Avenue entrance. Fire command center features shall be added as portions are added, replaced, or altered.
- * The building fire alarm system shall function as one system with notification of a fire condition throughout the building.

A motion was made by Brown, seconded by Breidenbach, to Approve the Variance, with Hext and Corey abstaining. The motion passed by voice vote/other.

2. 36883

800 N. Block East Washington Avenue (M-01-02-2015)
Chris Gosch of Bark Design appealing IBC 602.2. The rule requires that Type 1 and Type 2 Construction have non-combustible elements as listed in Table 601. The Variance requested is to use 12 heavy timber columns in the low rise grocery store. The Madison Fire Department supports the Variance.

Attachments: [800 N Block East Washington Ave.pdf](#)
[WholeTrees Attachment 1-20-15.pdf](#)

Chris Gosch of Bark Design appealing IBC 602.2. The rule requires that Type 1 and Type 2 Construction have non-combustible elements as listed in Table 601. The Variance requested is to use 12 heavy timber columns in the low rise grocery store. The Madison Fire Department supports the Variance.

An amendment was passed out at the meeting from Whole Trees. The Fire Department recommends approval with the following conditions:

- * MFD concurs that heavy timber columns will be equal to or greater than 18-inches in diameter.
- * The heavy timber columns shall be exposed.
- * All connections to the heavy timber column shall be via proven methods and acceptable to the Building Inspection Department.
- * The building will be fully sprinklered.

There was discussion that the minimum branch size at the top be at least 9 inches.

A motion was made by Starkweather, seconded by Baldwin, to Approve the Variance with the Fire Department recommendation and a minimum of 9 inch branch size. The motion passed by voice vote/other.

3. 36527

1380 Williamson Street (C-12-86-2014)
Ed Linville appealing IBC 1208.2. The rule requires that a ceiling height in a kitchen be 7' 0". The Variance requested is to allow a kitchen in the basement of an existing

structure with headroom of 6' 8", for a maximum of 3 people. Additional safety is being provided by the battery back-up lighting which is not required when there is an exit. In addition, they offered a fire alarm with pull stations at the exits.

Attachments: [1380 Williamson St.pdf](#)

There was no appearance by the applicant. The item was tabled from the last meeting. The applicant raised the ceiling height to 6' 4" with a width of 2' 8", and a reduced headroom area of less than 3 feet.

A motion was made by Breidenbach, seconded by Hext, to Approve the Variance. The motion passed by voice vote/other.

ORDINANCES

4. 36651 Amending Sections 22.07(3), 22.14(2) and (3), 22.20(1), and 22.21(1)(c) of the Madison General Ordinances to update the Madison General Ordinances so that they are consistent with the Wisconsin State Administrative Code regarding weights and measures.

A motion was made by Hext, seconded by Link, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by the following vote:

Ayes: 8 - John P. Starkweather; James I. Glueck; Richard J. Link; Robert B. Corey; Sam J. Breidenbach; Rick W. Hext; Craig E. Brown and Randall V. Baldwin

Excused: 1 - Louis J. Olson

ADJOURNMENT

A motion was made by Brown, seconded by Hext, to Adjourn at 12:45 PM. The motion passed by voice vote/other.

City of Madison Fire Department Position Statement

Owner: Mike Slavish 316 WWA LLC	Project Name: 316 W Washington Ave Modernization	Contact: Ray White Dimension IV Madison, LLC
Address: 122 W Washington Ave Ste 350 Madison, WI 53703	Building Location: 316 W Washington Ave Madison, WI 53703	Address: 6515 Grand Teton Pl Ste 120 Madison, WI 53719
Owner Phone: 608-255-5175 Email: mslavish@hovdeproperties.com	Building Occupancy or Use: Group B Business - Office	Phone: 608-829-4454 Email: rwhite@dimensionivmadison.com

Rule Being Petitioned: IBC 1023.5 Elevators shall not open into an exit passageway

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

Approval
 Conditional Approval
 Denial
 No Comment

- The current condition has exiting from Stair 3 over to Stair 8 via a corridor on the First Floor.
- The proposed condition will have exiting from Stair 3 over to Stair 8 via an exit passageway on the lower level.
- The elevator currently opens directly within Stair 8.
- The building is in the process of upgrading the building fire alarm system and extending the fire sprinkler system.
- The applicant proposes adding a smoke guard system to all elevator doors of Elevator #5.
- Elevator #5 will be provided with hoistway venting.
- Exiting is enhanced by traveling through a rated exit passageway as opposed to the current unrated corridor.
- A fire command center shall be established on the first floor level near the W Washington Ave entrance. Fire command center features shall be added as portions are added, replaced, or altered.
- The building fire alarm system shall function as one system with notification of a fire condition throughout the building.

Name of Fire Chief or Designee (type or print)
Bill Sullivan, Fire Protection Engineer

City of Madison Fire Department

Telephone Number
608-261-9658

Signature of Fire Chief or Designee

Date Signed
1-7-2015