



# City of Madison

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

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

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Tuesday, May 21, 2019

12:15 PM

215 Martin Luther King, Jr. Blvd.  
Room 13 (Madison Municipal Building)

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### CALL TO ORDER / ROLL CALL

Glueck, chair, called the meeting to order 12:18pm

**Present:** 8 - John P. Starkweather; James I. Glueck; Alissa M. Jenne; Sam J. Breidenbach; Richard A. Riphon; Craig E. Brown; Louis J. Olson and Randall V. Baldwin  
**Excused:** 1 - Gail A. Rutkowski

### APPROVAL OF MINUTES

A motion was mad by Craig Brown to approve the February 20, 2019 minutes; seconded by Richard Riphon. The motion passed on a unanimous voice vote.

### PUBLIC COMMENT

### DISCLOSURES AND RECUSALS

Louis J. Olson – Recuse himself from item 1  
John Starkweather – Time constraint needs to leave at 2:20 pm

### PETITION FOR VARIANCE, AREA EXCEPTIONS OR APPEALS

1. [55337](#) 1000 Edgewood College Dr.  
BLDNCC-2013-06890  
Michael Guns of Edgewood College is seeking a variance to request a special locking system for after hours for safety issues, such as an active shooter, appealing IBC 1010.1.9, which requires all exit doors to open from the egress side at all times. The City of Madison Fire Department has conditionally approved the variance.  
Alder District #13

**Mike Metcalf and Dell Lamphier of Edgewood College appeared and made their presentation to the board. Members of the board asked several questions regarding alternative means available and if other municipalities or entities have approved the product for use. Several members expressed concerns about the misuse of the product and balance of safety and precedence granting approval may establish. After a lengthy review the board decided to take no action and allow the property to return at a future date with more information to support the application.**

**Richard Riphon made motion, seconded by Randy Baldwin, to table the item and take no action.**

**Motion passed unanimously by voice vote.**

2. [55884](#)

308 N. Carroll St.

BLDVAR-2019-07150

Scott Pratt of Live Here, LLC is seeking a variance from IBC 1011.10 to allow a spiral stair to be used as an exit for space of 900 sp. ft. and 8 occupants. The proposed stair was previously considered with no action taken by the Building Board of Appeals. Design alterations have been made to the stairway to meet the code requirements except for the required 7.5" tread depth at a point 12" from the narrow edge.

Alder District #4

**Tom Zalewski representing the owner appeared and made his presentation to the board. Members of the board asked several questions regarding alternative options for a code complaint stair installation and expressed concerns regarding the size of the proposed spiral stair. After a lengthy review, the board decided to take no action regarding the spiral stair case and approve the alternate proposed fire separation so the owner could pursue a code compliant stairway solution without the need to return for further consideration.**

**Louis J. Olson made a motion, seconded by Randy Baldwin, to table the variance sought for the stairway installation and approve the alternative exterior wall construction meeting 1 hour fire rating with the following conditions:**

- 1. The variance for the spiral stairway exiting system was not approved.**
- 2. The alternative proposal 1 hour fire wall between the structure and proposed deck egress system has been approved with restrictions.**
  - a. The existing doors and windows in the wall requiring the separation shall be replaced with new components have a minimum 20 minute fire rating.**
  - b. Hardwired smoke detection system shall be installed throughout the building.**

**Motion passed unanimously by voice vote.**

3. [55898](#)

1513 Parkside Dr.

Brendan Kress of Strand Associates, Inc. is seeking a variance to exit through an adjacent tenant space. IBC 1016.2.1 prohibits exiting through adjacent tenant space. The City of Madison Fire Department supports this variance with the condition the future renovations shall attempt to streamline the exiting; the exit signs and emergency lighting shall comply with the 2015 IBC.

Alder District #17

**Brendan Kress and Mark Pierson representing the owner appeared and made their presentation to the board. The board reviewed the submitted materials and plan and had a brief discussion.**

**Randy Baldwin made a motion, seconded by John Starkweather, to approve the variance application with the following conditions:**

- 1. Future renovations shall attempt to streamline the exiting where practical.**
- 2. Exit signs and emergency lighting in the building shall comply with the 2015 IBC.**

**Motion passed unanimously by voice vote.**

4. [55929](#)

1783 Thierer Rd.

Joel Bahr of Executive Investors is seeking a variance to allow a limited sprinkler system installation for an alteration of an existing vacant tenant office to assembly use. IBC 903.2.1.2 requires an automatic sprinkler system for A-2 Occupancies exceeding 5,000 sq. ft. and A-3 Occupancies exceeding 12,000 sq. ft. The City of Madison Fire Department supports this variance with the condition that a new water line sufficient to serve a sprinkler system for the entire building be provided. That an automatic sprinkler system be installed in the proposed areas being renovated. That future additional sprinkler systems be installed within un-sprinklered spaces prior to occupancy by a new tenant or for any future level II alterations throughout the building.

Alder District #17

**Paul Wagner, representing the owner, appeared and made his presentation to the board. The board reviewed the submitted materials and plan and had a brief discussion.**

**John Starkweather made motion, seconded by Louis J. Olson to approve the variance application with the following conditions:**

- 1. A new water line to the building, sufficient to serve a sprinkler system for the entire building area, shall be provided.**
- 2. A code compliant automatic sprinkler system shall be installed in the proposed building areas being renovated.**
- 3. Prior to any other spaces in the building being occupied by any new tenants, or for any future level II alterations, the sprinkler system shall be extended or installed to cover the areas affected until the entire building has full sprinkler system in place.**

**Motion passed unanimously by voice vote.**

#### **ADJOURNMENT**

**Randy Baldwin made motion to adjourn, seconded by Richard Riphon. Motion passed unanimously by voice vote. Adjourned at 2:05 pm.**