



City of Madison

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

Tuesday, June 18, 2019

12:15 PM

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

CALL TO ORDER / ROLL CALL

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

Present: 6 - James I. Glueck; Gail A. Rutkowski; Alissa M. Jenne; Sam J. Breidenbach;
Richard A. Riphon and Randall V. Baldwin
Excused: 3 - John P. Starkweather; Craig E. Brown and Louis J. Olson

APPROVAL OF MINUTES

A motion was made by Sam J Breidenbach to approve the May 21, 2019 minutes; seconded by Richard A Riphon. The motion passed on a unanimous voice vote.

PUBLIC COMMENT

DISCLOSURES AND RECUSALS

PETITION FOR VARIANCE, AREA EXCEPTIONS OR APPEALS

1. [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

No representative appeared. Property owner identified possible code compliant alternative prior to meeting and did not wish to seek further consideration for a variance. No action taken.

2. [56348](#) 1277 Deming Way
BLDVAR-2019-07800

Dean Health Plan Inc. is seeking a variance to allow for an exemption of SPS 363.0401 and SPS 363.0402, requiring structures that are heated and cooled to meet the IECC standards.
Alder District #9

Motion made by Sam J Breidenbach, seconded by Alissa M. Jenne to table the item and refer the application to a future meeting for a final determination. Motion passed unanimously.

3. [56350](#) 5006 Buckeye Rd.
BLDVAR-2019-07776

Mike Foerster Real Estate is seeking a variance from SPS 321.06, requiring a minimum headroom of 7 ft. fir 50% of habitable room. A previous second-level attic storage space has been opened, finished, and converted to habitable space that is open to the lower level with an approximate headroom of 54" (4'6") at the center and 24" (2') at the edges.

Proposed equivalence:

1. Install guard rail 36" in height over open area to lower level.
2. Interconnected smoke detector in area.
3. Tempered glass or safety film on window in area.
4. Designate area not to be used for sleeping.

Alder District #15

Item withdrawn by owner representative. No action taken.

4. [56351](#) 1953 Schlimgen Ave.
BLDVAR-2019-07803

Michael Moline is seeking a variance from:

1. SPS 321.04 (2)d1 - Stairways shall be provided with a minimum headroom clearance of 76 in. measured vertically from a line parallel to the nosing of the treads to the ceiling, soffit, or any overhead obstruction directly above that line. Headroom at the bottom of the basement stairs is 75"; needs 76"
2. SPS 321.04 (2)d1 - Stairways shall be provided with a minimum headroom clearance of 76 in. measured vertically from a line parallel to the nosing of the treads to the ceiling, soffit, or any overhead obstruction directly above that line. Headroom at the top of the basement stairs is 60"; needs 76"
3. SPS 321.06 - All habitable rooms, kitchens, hallways, bathrooms, and corridors shall have a ceiling height of at least 7 ft. Attic room ceiling height is 5'9" at peak and 3' at knee walls; need 7' height for 50% of room.
4. SPS 321.04(2)a1 - Stairways shall measure at least 36 in. in width. Stair width to the attic is 21" at last five steps; need 36".
5. SPS 321.05 - The area of the glazed openings shall be at least 8% of the net floor area. Natural light and ventilation in the basement is 5.65% of the floor area; need 8%.

Proposed equivalence:

1. Interconnected smoke detectors installed in the lower level.
2. Interconnected smoke detectors installed in the attic level.
3. Interconnected smoke detectors installed in the attic level.
4. Interconnected smoke detectors installed in the attic level.
5. Install artificial light and comply with IBC 1205.3 of the commercial code, 10 ft. candles.

Alder District #12

Motion 1 made by Sam J Breidenbach, seconded by Gail A. Rutkowski, to approve items 1 and 5 for a reduced headroom and natural light and ventilation. Included are the stipulations that interconnected smoke detectors be installed in the lower level and artificial light be installed to comply with IBC 1205.3 requiring 10 foot-candles of light. Motion passed unanimously.

Motion 2 made by Sam J Breidenbach, seconded by Gail A. Rutkowski, to deny items 2, 3, and 4 for a reduced headroom at the top of the attic stair, reduced headroom in attic room, and reduced stair width to the attic. Motion passed unanimously.

ADJOURNMENT

**Richard A Riphon made motion to adjourn, seconded by Alissa M. Jenne.
Motion passed unanimously. Adjourned 1:41 pm.**