



APPLICATION FOR BUILDING CODE VARIANCE COMMERCIAL BUILDINGS

City of Madison Building Inspection
215 Martin Luther King Jr Blvd, Suite 017
Madison, WI 53703

Project Address: 2219 Monroe Street, Madison, WI 53713	Date: 04.29.25
Project Description: Fully sprinkler sub-basement and breezeway of Edgewood High School	
Owner Name: Kevin Rea	Phone: 608-257-1023
Owner Email: kevin.rea@edghewoodhs.org	

Agent, architect, or engineering firm: J.F. Ahern Co.	
Contact person: Brendan Buckley	Phone: 608.690.0055
Contact email: bbuckley@jfahern.com	
Address: 3821 Anderson Road, DeForest, WI 53532	

ATTACHMENTS: The following materials are required as part of this application

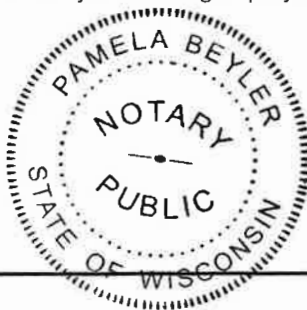
- A statement of the non-conforming conditions and proposed equivalencies – include:
 - code section(s) that are being petitioned
 - specific condition or issue you are requesting be covered under this petition for variance
 - proposed means and rationale of providing equivalent degree of health, safety, or welfare as addressed by the code section petitioned.
- Fire department position statement
- Floor plan clearly identifying affected area or non-compliance
- Optional attachments: Any additional attachments to be considered as part of the petitioner's statements (i.e., model code sections, test reports, research articles, expert opinion, previously approved variances, pictures, plans, sketches, etc.).

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.

To be completed in the presence of a Notary Public

<u>Kevin Rea</u> , 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.	
Subscribed and sworn to before me	
This <u>5</u> day of <u>May</u> , 2025	
<u>Pamela Beyler</u>	
Notary-Public, State of Wisconsin	
My commission <u>10-11-2027</u>	



FEES DUE: \$490

Statement of Non-Conforming Conditions and Proposed Equivalencies

Code Section(s) Petitioned: IBC 903.1, 903.2.3 Group E.

Specific Condition or Issue: Request for variance to not install fire sprinklers above a swimming pool.

Proposed Means and Rationale:

Condition: The specific condition involves the absence of fire sprinklers above the swimming pool area within the pool room, while ensuring that the surrounding areas above the pool deck will still be protected by sprinklers.

Rationale: The rationale for this request is based on the following points:

1. Water-Filled Pool: The floor space occupied by the pool is filled with water, which inherently prevents the initiation of a fire in this area.

2. Non-Combustible Construction: The pool room and deck are constructed using non-combustible materials, further reducing the risk of fire spread.

3. Sprinkler Coverage: The area above the pool deck will still be protected by sprinklers, ensuring comprehensive fire safety for the surrounding areas.

Equivalent Degree of Health, Safety, or Welfare: The proposed variance provides an equivalent degree of health, safety, and welfare through the following measures:

1. Fire Prevention: The presence of water in the pool acts as a natural fire suppressant, ensuring that no fire can start or propagate in the pool area.

2. Non-Combustible Materials: The use of non-combustible construction materials in the pool room and deck minimizes the risk of fire spread, maintaining the safety standards intended by the code.

3. Maintained Sprinkler Coverage: By maintaining sprinkler coverage above the pool deck, the facility ensures that all other areas are adequately protected, aligning with the safety objectives of NFPA 13 and the IBC.

City of Madison Fire Department Position Statement

Owner: Edgewood High School Kevin Rea	Project Name: Edgewood High School	Contact: JF Ahern Company Brendan Buckley
Address: 2219 Monroe Street Madison, WI 53713	Building Location: 2219 Monroe Street	Address: 3821 Anderson Road DeForest, WI 53532
Owner Phone: 608-257-1023 Owner Email: kevin.rea@edgewoodhs.org	Building Occupancy or Use: E	Phone: 608-690-0055 Email: bbuckley@jfahern.com

Rule Being Petitioned: IBC 903.1, 903.2.3

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

☐ Approval ☒ Conditional Approval ☐ Denial ☐ No Comment

- MFD concurs that removal of fire sprinklers located directly above the pool will not negatively impact the life safety features of the building nor pose a significant risk to occupants.
- The pool and diving well shall be limited to swimming activities only and any future modifications such as installing a temporary floor or filling the pool would trigger the installation of fire sprinklers in these areas.
- Fire sprinkler coverage shall be provided for all pool deck areas.

Name of Fire Chief or Designee (type or print)

Matt Hamilton – Fire Protection Engineer

City of Madison Fire Department

Signature of Fire Chief or Designee

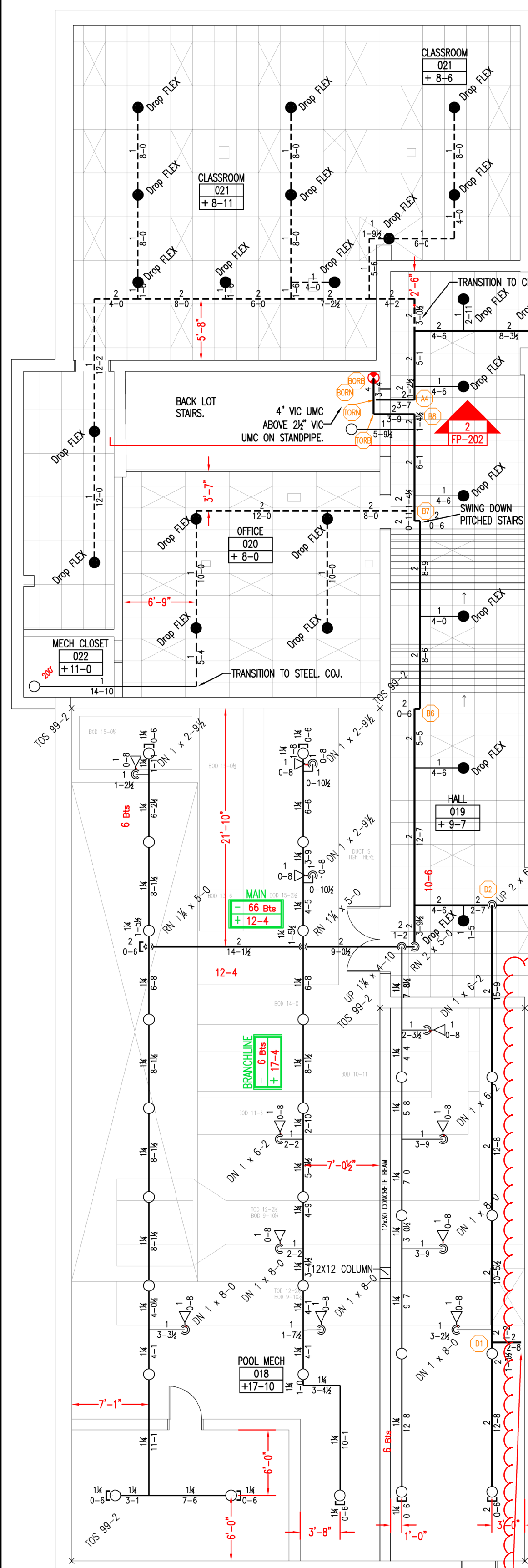
Telephone Number

608-266-4457

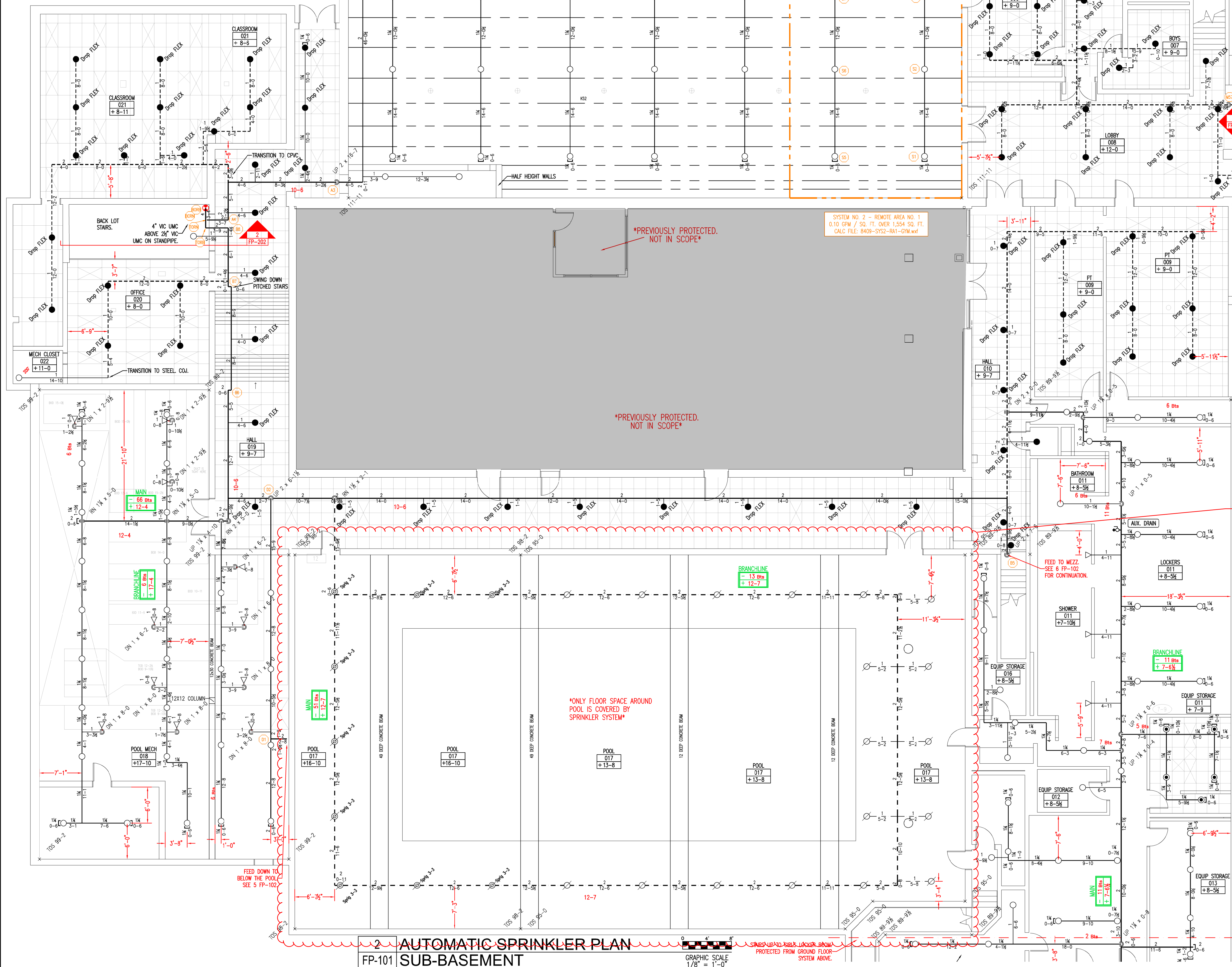
Date Signed

6-3-2025

1 SUB-BASEMENT RISER
GRAPHIC SCALE
1/4" = 1'-0"



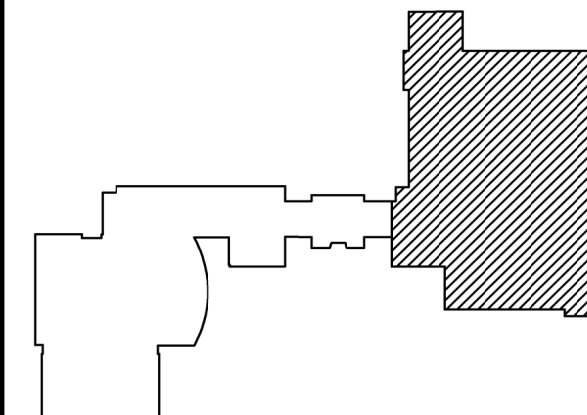
2 AUTOMATIC SPRINKLER PLAN
SUB-BASEMENT
GRAPHIC SCALE
1/8" = 1'-0"



3 AUTOMATIC SPRINKLER PLAN
SUB-BASEMENT
GRAPHIC SCALE
1/8" = 1'-0"

SPRINKLERS													
NAME / VENDOR	MODEL	SIN	TYPE	RESPONSE TYPE	THREAD SIZE	WOLV INCH	QUANTITY	DEFLECT. DISTANCE	TEMP.	FINISH	ESC.	WRENCH	SYMB.
WVING	X11	WV3001	UPR	QR	1/2"	5.6k	130 SF	155°	2359MB	BR	N/A	2359MB	○
WVING	X11	WV3001	UPR	QR	1/2"	5.6k	130 SF	155°	2359MB	BR	N/A	2359MB	○
WVING	X11	WV3001	PEN	QR	1/2"	5.6k	225 SF	155°	2359MB	WHI	E-1	2359MB	○
WVING	WV3001	WV3001	UPR	QR	1/2"	5.6k	130 SF	155°	2359MB	BR	N/A	2359MB	○
WVING	WV3001	WV3001	UPR	QR	1/2"	5.6k	130 SF	155°	2359MB	BR	N/A	2359MB	○
WVING	X11	WV3001	UPR	QR	1/2"	5.6k	130 SF	155°	2359MB	BR	N/A	2359MB	○

KEY PLAN



REV	DATE	ISSUANCE DESCRIPTION	REVISION HISTORY
1	03.07.2025	APPROVAL DOCUMENTS	
2	03.07.2025	ISSUANCE DESCRIPTION	
3	03.07.2025	ISSUANCE DESCRIPTION	
4	03.07.2025	ISSUANCE DESCRIPTION	
5	03.07.2025	ISSUANCE DESCRIPTION	
6	03.07.2025	ISSUANCE DESCRIPTION	
7	03.07.2025	ISSUANCE DESCRIPTION	
8	03.07.2025	ISSUANCE DESCRIPTION	
9	03.07.2025	ISSUANCE DESCRIPTION	
10	03.07.2025	ISSUANCE DESCRIPTION	



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CONTACT: BROCK FEMRITE
BROCK.FEMRITE@DANIELSCO.COM

EDGEWOOD HS
REMAINING WORK
2219 MONROE ST
MADISON, WI 53713

SUB-BASEMENT
RISER, AUTOMATIC
SPRINKLER PLAN
SUB-BASEMENT

IF DRAWING IS PLOTTED CORRECTLY
THIS BAR SHOULD MEASURE 2"

DESIGN BY:	B. BUCKLEY
PROJECT MGR:	M. BOSSEN BROEK
DATE:	03.07.2025
CONTRACT NO:	8409

APPROVAL DOCUMENTS

FP-101