

**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  
 Suite 017 Madison, WI 53703  
 (608) 266-4568

Amount Paid

Name of Owner <b>Contact: Bart Kocho</b>	Project Description <b>Removal of an existing fire escape. Adding an exterior egress stair.</b>	Agent, architect, or engineering firm <b>Potter Lawson</b>
Company (if applies) <b>Beta Building Assoc. of Madison, Inc</b>		No. & Street <b>749 University Row, Suite 300</b>
No. & Street <b>622 Mendota Court</b>	Tenant name (if any)	City, State, Zip Code <b>Madison, WI 53705</b>
City, State, Zip Code <b>Madison, WI 53703</b>	Building Address <b>622 Mendota Court</b>	Phone <b>608 274-2741</b>
Phone <b>262 210-7035</b>		Name of Contact Person <b>Scott Kammer</b>
e-mail <b>Bkocho@wi.rr.com</b>		e-mail <b>scottk@potterlawson.com</b>

1. The rule being petitioned reads as follows: (Cite the specific rule number and language. Also, indicate the nonconforming conditions for your project.)

2015 IBC: 1027.5 Location. Exterior exit stairways and ramps shall have a minimum fire separation distance of 10 feet to: 1. Adjacent lot lines.

1027.6 Exterior exit stairways and ramps shall be separated from the interior of the building as required in Section 1023.2. Construction. 1 hour fire barriers where connecting less than four stories. 1023.7 - building exterior walls within 10 feet horizontally of a non-rated wall or unprotected opening shall have a fire-resistance rating of not less than 1 hour. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than 3/4 hour. Table 716.5 - Exterior Wall openings - 3/4 hour rated

2. The rule being petitioned cannot be entirely satisfied because:

This proposed stairway would be approximately 6'-8" from the existing lot line. The existing exterior wall is masonry and consistent with a fire barrier, however the existing windows are not rated. The building does have sprinklers. The first floor sprinkler head is located within 4' of one of the openings.

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:

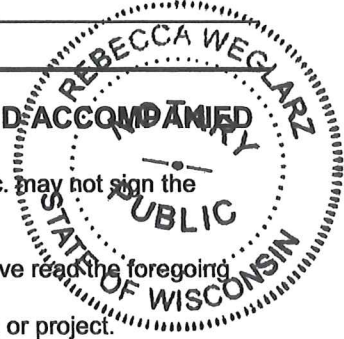
The exterior stairway is intended to replace the existing fire escape. Fire escapes are no longer accepted by the IBC or the City of Madison. The intent is to improve the safety of the 4th floor egress by providing a safer exit, with a code compliant guardrail and handrail, with the required width. The stair would terminate at grade, replacing the existing ladders that connect the fire escapes to the grade. There would be room to travel from the rear yard to Mendota Court with this design. The existing wall is 4" Brick on 8" Tile (masonry) backup. This design is similar to a 1 hour exterior wall. The building does have sprinklers. The first floor sprinkler head is located within 4' of one of the openings. The first floor sprinklers will be modified to wash the glass near the stair. It was determined by the sprinkler contractor that the second floor through fourth floor sprinkler coverage was adequate to reach the window surface.

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.

Bart J. Kocho, 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>Bart J. Kocho</i>	Subscribed and sworn to before me this date: <i>8/9/2021</i>
Notary public <i>Rebecca Weglarz</i>	My commission expires: <i>July 5th 2024</i>

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