

5-25-2017

VARIANCE FEES

MGO \$50.00
COMM \$490.00
Priority - Double above

PETITION FOR VARIANCE APPLICATION

City of Madison
Building Inspection
Division
126 S. Hamilton St.
Madison, WI 53703
(608) 266-4568

Amount Paid 5/26/17 \$490 FMR

Name of Owner <u>JSM Properties LLC</u>	Project Description <u>Porch reconstruction in the Historic Mansion Hill neighborhood.</u>	Agent, architect, or engineering firm <u>Westring Construction LLC</u>
Company (if applies)		No. & Street <u>4617 Novelsail Dr. Ste 8</u>
No. & Street <u>110 N. Mills St</u>	Tenant name (if any)	City, State, Zip Code <u>Madison, WI 53704</u>
City, State, Zip Code <u>Madison, WI 53715</u>	Building Address <u>315 N. Pinckney St.</u>	Phone <u>(608) 441-5435</u>
Phone <u>(608) 255-3933</u>	Madison, WI. 53703	Name of Contact Person <u>James Westring</u>
e-mail		e-mail <u>james@westringconstruction.com</u>

- The rule being petitioned reads as follows: (Cite the specific rule number and language. Also, indicate the nonconforming conditions for your project.)
1012.6 IBC 2009 Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent stair flight or ramp run. Where handrails are not continuous between flights, the handrails shall extend horizontally at least 12" beyond the top riser and continue to slope
- The rule being petitioned cannot be entirely satisfied because:
It would alter the appearance of a historically restored property. The rail requirements also cannot be met @ the top portion primarily because there is no surface to turn the rail into w/o having to alter the railing.
- 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:

Using a non-skid additive to the paint on the treads or
installing non-slip coarse, adhesive backed tape to edge of treads

* Adding a simple 1 1/4" to 1 1/2" diameter handrail (wood & painted) to match in a simple fashion.
Using a bright color, such as traffic yellow (?) on the leading edge of the treads.

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.

Steve Ragnswoy
Print name of owner

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.

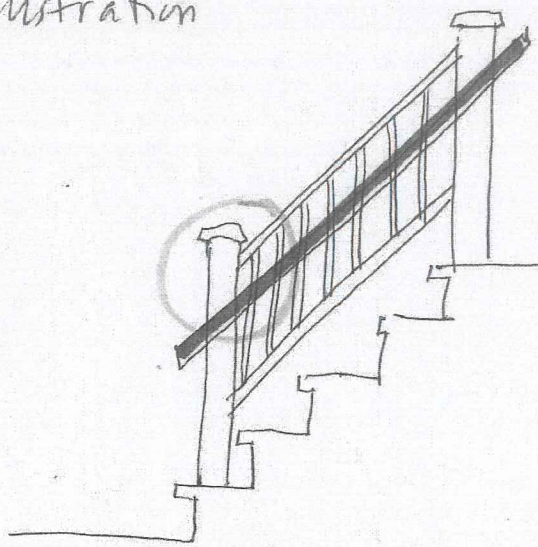
Signature of owner <u>[Signature]</u>	NOTARY PUBLIC STATE OF WISCONSIN	Subscribed and sworn to before me this date: <u>5/25/17</u>
Notary public <u>[Signature]</u>		My commission expires: <u>9/22/17</u>

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

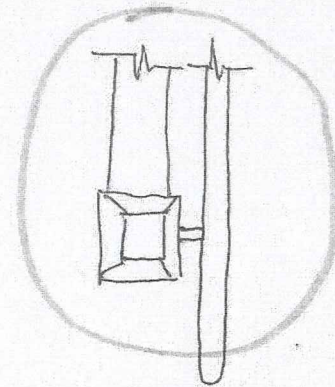
1. continued.

for the depth of one tread beyond the bottom riser.
At ramps, where handrails are not continuous b/w runs,
the handrails shall extend horizontally above the
landing 12" minimum beyond the top & bottom of
ramp runs. The extensions of handrails shall be in
the same direction of the stair flights @ stairways
and the ramp runs @ ramps.

3. illustration



- Add Ancillary grab (wood) .
protruding in to the
stair area





Steve Rognsvoog <steverognsvoog@gmail.com>

City Required Ancillary Hand Rail

10 messages

James Westring <james@westringconstruction.com>

Wed, May 24, 2017 at 12:15 PM

To: "Scanlon, Amy" <AScanlon@cityofmadison.com>

Cc: Amanda Krause <amanda@westringconstruction.com>, "Sjolander, James" <JSjolander@cityofmadison.com>, Steve Rognsvoog <steve@jsmproperties.com>

Jim and Amy,

Here is the illustration of the proposed handrail. Installed both sides of stairs.

Metal 1-1/4" (or 1-1/2") diameter with round dome end caps;

Brackets centered on rebuilt wood rail.

I need City approval before I send it on to production. JSM to also approve.

Please respond as soon as possible.

James Westring CR

Providing solutions to unique and complex remodeling challenges.



4617 Dovetail Drive

Suite 8

Madison, WI 53704

(608) 441-5435



Click on the B1G1 logo above to learn more

Would you like to write a review on Angie's List?

Or click on the Westring Construction Logo to review us as well.

 **Commercial Handrail proposed.pdf**
139K

Sjolander, James <JSjolander@cityofmadison.com> Wed, May 24, 2017 at 1:46 PM
To: "Scanlon, Amy" <AScanlon@cityofmadison.com>, James Westring <james@westringconstruction.com>
Cc: Amanda Krause <amanda@westringconstruction.com>, Steve Rognsvoog <steve@jsmproperties.com>

So the commercial code handrail extension requirements are as follows:

The top handrail extension needs to continue level for 12 "past the top nosing.
The bottom handrail needs to continue at the angle of the rail for a distance of 1 treads width.

The rail needs to return to the gaurd, the walls G surface, or the wall on both ends as to not create a stabbing or snagging scenario.

Jim Sjolander

Get Outlook for Android

[Quoted text hidden]

James Westring <james@westringconstruction.com> Wed, May 24, 2017 at 2:22 PM
To: "Sjolander, James" <JSjolander@cityofmadison.com>, "Scanlon, Amy" <AScanlon@cityofmadison.com>
Cc: Amanda Krause <amanda@westringconstruction.com>, Steve Rognsvoog <steve@jsmproperties.com>

Jim,

I could not find the code to verify – could you reference the location for me? International Building Code?

Here is my take on what you described.

James

From: Sjolander, James [mailto:JSjolander@cityofmadison.com]
Sent: Wednesday, May 24, 2017 1:47 PM
To: Scanlon, Amy <AScanlon@cityofmadison.com>; James Westring <james@westringconstruction.com>

Cc: Amanda Krause <amanda@westringconstruction.com>; Steve Rognsvoog <steve@jsmproperties.com>
Subject: Re: City Required Ancillary Hand Rail

[Quoted text hidden]

 **Rail Take 2.pdf**
181K

Sjolander, James <JSjolander@cityofmadison.com> Wed, May 24, 2017 at 2:27 PM
To: "Scanlon, Amy" <AScanlon@cityofmadison.com>, James Westring <james@westringconstruction.com>
Cc: Amanda Krause <amanda@westringconstruction.com>, Steve Rognsvoog <steve@jsmproperties.com>

Looks better just need details on how they return to the ground or wall

2009 International Building Code
Section 1012.6

Jim Sjolander

Get Outlook for Android

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James Westring <james@westringconstruction.com> Wed, May 24, 2017 at 2:43 PM
To: "Sjolander, James" <JSjolander@cityofmadison.com>, "Scanlon, Amy" <AScanlon@cityofmadison.com>
Cc: Amanda Krause <amanda@westringconstruction.com>, Steve Rognsvoog <steve@jsmproperties.com>

Jim and Amy,

I wonder if the handrail requirement can be eliminated per this provision of the International Building Code?

Also, what if we were to add a round diameter handrail on top of the existing wood handrail. See illustration attached.

3409.1 Historic Buildings

The provisions of this code relating to the construction, repair, *alteration*, *addition*, restoration and movement of structures, and change of occupancy shall not be mandatory for *historic buildings* where such buildings are judged by the *building official* to not constitute a distinct life safety hazard.

From: Sjolander, James [mailto:JSjolander@cityofmadison.com]

Sent: Wednesday, May 24, 2017 2:28 PM

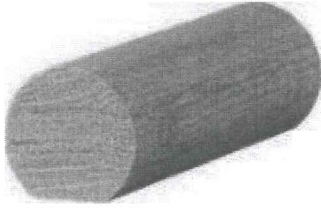
To: Scanlon, Amy <AScanlon@cityofmadison.com>; James Westring <james@westringconstruction.com>

Cc: Amanda Krause <amanda@westringconstruction.com>; Steve Rognsvoog <steve@jsmproperties.com>

Subject: RE: City Required Ancillary Hand Rail

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2 attachments



handrail illustration.jpg
4K



Handrail Option 52417.pdf
149K

Scanlon, Amy <AScanlon@cityofmadison.com>

Wed, May 24, 2017 at 3:11 PM

To: James Westring <james@westringconstruction.com>, "Sjolander, James" <JSjolander@cityofmadison.com>

Cc: Amanda Krause <amanda@westringconstruction.com>, Steve Rognsvoog <steve@jsmproperties.com>

The IEBC may come in to play here, but the reconstruction of the porch makes it impossible to interpret so that this provision can be eliminated. The handrail option that you provide looks good to me and is more historically appropriate than a flat top rail.

From: James Westring [mailto:james@westringconstruction.com]

Sent: Wednesday, May 24, 2017 2:44 PM

To: Sjolander, James; Scanlon, Amy

Cc: Amanda Krause; Steve Rognsvoog

Subject: RE: City Required Ancillary Hand Rail

Importance: High

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James Westring <james@westringconstruction.com>

Wed, May 24, 2017 at 3:25 PM

To: "Scanlon, Amy" <AScanlon@cityofmadison.com>, "Sjolander, James" <JSjolander@cityofmadison.com>

Cc: Amanda Krause <amanda@westringconstruction.com>, Steve Rognsvoog <steve@jsmproperties.com>

Thank you for your response.

Just to be clear, the nearly circular top wood additional rail (last option I came up with) then is to be added to the top of the original like rail OR no further action is required (meaning the rails are good as they are now)?

Thank you for the clarification.

James

From: Scanlon, Amy [mailto:AScanlon@cityofmadison.com]
Sent: Wednesday, May 24, 2017 3:11 PM
To: James Westring <james@westringconstruction.com>; Sjolander, James <JSjolander@cityofmadison.com>

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[Quoted text hidden]

Sjolander, James <JSjolander@cityofmadison.com> Thu, May 25, 2017 at 7:48 AM
To: James Westring <james@westringconstruction.com>, "Scanlon, Amy" <AScanlon@cityofmadison.com>
Cc: Amanda Krause <amanda@westringconstruction.com>, Steve Rognsvoog <steve@jsmproperties.com>

So if you would like to not follow the building code in respect to the handrail extensions, you would have to get a variance. We have granted variances in the past for historical reasons.



Jim Sjolander

Building Inspector

City of Madison Building Inspection Division

Madison Municipal Building
126 S Hamilton St.
Madison, Wisconsin 53701-2984
Tel: 608-266-4557
www.cityofmadison.com

From: James Westring [mailto:james@westringconstruction.com]
Sent: Wednesday, May 24, 2017 3:26 PM
To: Scanlon, Amy; Sjolander, James

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[Quoted text hidden]

James Westring <james@westringconstruction.com> Thu, May 25, 2017 at 1:48 PM
To: "Sjolander, James" <JSjolander@cityofmadison.com>, "Scanlon, Amy" <AScanlon@cityofmadison.com>
Cc: Amanda Krause <amanda@westringconstruction.com>, Steve Rognsvoog <steve@jsmproperties.com>

I will look into this as a possibility.

James Westring CR

From: Sjolander, James [mailto:JSjolander@cityofmadison.com]
Sent: Thursday, May 25, 2017 7:49 AM
To: James Westring <james@westringconstruction.com>; Scanlon, Amy <AScanlon@cityofmadison.com>

[Quoted text hidden]

[Quoted text hidden]

James Westring <james@westringconstruction.com>
To: Steve Rognsvoog <steve@jsmproperties.com>
Cc: Amanda Krause <amanda@westringconstruction.com>

Thu, May 25, 2017 at 2:37 PM

Steve,

Here is my attempt to challenge the code. I would ask that you submit this to the inspections department and pay the fee to get the exception/variance.

I will be happy to take care of this for you if you wish. I do not know if this will be successful or not but I am willing to bet we can get this waived (the additional rail). As you can see, I have made some suggestions on how we can "satisfy" the rule without following the code. They may want one or all of the solutions presented.

Let me know if I should plan on taking this to the City or if this is something you want or can do in-house. I'm not sure if this is a \$50 fee or a \$490 fee.

James

From: Sjolander, James [mailto:JSjolander@cityofmadison.com]
Sent: Thursday, May 25, 2017 7:49 AM
To: James Westring <james@westringconstruction.com>; Scanlon, Amy <AScanlon@cityofmadison.com>

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Stair Rail Extension Variance Application.pdf
1246K