



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

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

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Tuesday, February 23, 2016

12:15 PM

215 Martin Luther King, Jr. Blvd.  
Room 260 (Madison Municipal Building)

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### CALL TO ORDER / ROLL CALL

The meeting was called to order at 12:15 pm.

Staff: Harry Sulzer, Bill Sullivan

**Present:** 5 - John P. Starkweather; James I. Glueck; Richard J. Link; Craig E. Brown  
and Randall V. Baldwin

**Excused:** 3 - Sam J. Breidenbach; Rick W. Hext and Louis J. Olson

### APPROVAL OF MINUTES

A motion was made by Starkweather to approve the January 19, 2016 minutes,  
seconded by Brown. The motion was passed with voice vote/other.

### PUBLIC COMMENT

### DISCLOSURES AND RECUSALS

Starkweather on items #1 and #3.

### NEW BUSINESS

- 1      [41748](#)      503, 511 & 519 Commerce Drive (C-02-07-2016)  
Steve Esser AZK appealing IBC 509.2. The rule requires that in a pedestal  
building the non-combustible levels of the structure have non-combustible  
stairs. The variance requested is to allow the two lower levels have  
combustible stairs with additional means of safety. The Madison Fire  
Department supports the variances as noted.

Attachments:      [503 511 519 Commerce Drive.pdf](#)

The proposal is to use 5/8 inch drywall under the wood levels of the stairway  
and use intumescent paint on the top surfaces. The top will be covered with  
carpet.

Brown moved, Link seconded to approve the variance. Starkweather recused  
himself. The motion passed by voice vote/other.

- 2      [41759](#)      680 Grand Canyon Drive Suite #5 (C-02-08-2016)  
Dan Schmidt of Beltline LLC appealing IBC Section 1010.2. The rule requires that non egress ramps have a slope of less than 1:8. The variance requested is to allow a convenience ramp of 1:6.44. Additional means of safety is being provided with an additional exit from the lower level and additional smoke detector stations.

Attachments:      [680 Grand Canyon Drive Suite #5.pdf](#)

The ramp will improve the accessibility even though it is steep. The board required handrails be installed on both sides.

Link moved, Brown seconded to approve the variance. The motion passed by voice vote/other.

- 3      [41765](#)      636 State Street (C-02-09-2016)  
Jenny Dechant of Iconica appealing IBC 705.8.1. The rule does not allow openings on a property line. The variance requested is to allow an existing stairway at 610 State Street to lead to the basement at 638 State Street. A new two hour enclosure would be constructed. The Madison Fire Department supports the variance with conditions.

Attachments:      [636 State Street.pdf](#)

This is an existing condition that cannot be fixed. Any increase in occupancy from the current 156 will require it to be sprinklered. The entrance in the next door property will be in a two hour enclosure. All the amendments in the position statement need to be met.

Brown moved, Baldwin seconded to approve the variance. Starkweather recused himself. The motion passed by voice vote/other.

## ADJOURNMENT

The meeting adjourned at 12:45.