



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Approved BUILDING CODE, FIRE CODE AND LICENSING APPEALS BOARD

Tuesday, February 19, 2008

12:15 PM

215 Martin Luther King, Jr. Blvd.
Room LL-110 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

The meeting was called to order at 12:00 PM by Jim Glueck.

Staff Present: Harry Sulzer and William Sullivan.

Present: 5 -

Richard J. Link; Lyle G. Christian; Russell G. Stern; Randall V. Baldwin and James I. Glueck

Absent: 2 -

James I. Statz and Colin L. Godding

Excused: 2 -

Paul E. Karow and Daniel L. Murray

APPROVAL OF MINUTES

A motion was made by Stern, seconded by Christian, to Approve the Minutes of January 15, 2008. The motion passed by voice vote/other.

PUBLIC COMMENT

None

VARIANCES

1. [09207](#) 5709 Milwaukee Street

Attachments: [5709 Milwaukee Street](#)

M-02-04-2008

Chris Homburg is appealing MGO 34.20.

The rule requires a new structure needs to be within 500 feet of two hydrants. The variance requested is to allow a building to be replaced with a non-combustible structure of the same size without available fire hydrants

because there is no City water at the location.

The owner will install hydrants when water becomes available along Milwaukee Street. The Madison Fire Department supports the variance.

A motion was made by Christian, seconded by Baldwin, to Approve the new building being non-combustible. The motion passed by voice vote/other.

2. [09208](#)

101 - 109 North Franklin Street

Attachments: [101-109 N Franklin Street](#)

C-02-5-2008

J. Randy Bruce of Knothe & Bruce Architects, LLC is appealing IBC 602.1, exterior walls shall meet the fire rating in the table. In addition, IBC 704.8 limits the openings in an exterior wall and IBC 1006.2.2 requires exits to be 10 feet from the property line. An existing structure is being relocated and the lot is not large enough to accommodate all the required set backs. The owner is offering to provide a 13R sprinkler system.

The petitioner is willing to also provide sprinklers on the porch and heat detectors in the attic. The Madison Fire Department requires that the sprinkler system be monitored by a supervising station in accordance with NFPA 72. In addition, there will be multiple station smoke alarms per IBC 907.2.10.1.2 and alarm notification per IBC 907.9.

A motion was made by Glueck, seconded by Baldwin, to Approve this variance. The motion passed by voice vote/other.

3. [09210](#)

101 - 109 North Franklin Street

Attachments: [101-109 North Franklin Street](#)

C-02-06-2008

J. Randy Bruce of Knothe & Bruce Architects, LLC is appealing IBC 1107.7.1.1. The rule requires at least one story with Type B units. The variance requested is to substitute 101 Ferchland Place as the accessible Type B dwelling as 101-109 North Franklin Street would require a 45 foot ramp in the only open space.

This project involves moving a historical rooming house to a new site. It is not possible to lower the first floor nor is it feasible to disassemble to provide a long ramp. A single family house is available as part of the same project that would be connected to an accessible "B" type unit. The move needs to take place in March and foundation needs to be poured. During discussion, the Board pointed out that an exterior lift could be provided at the rear of the building and it would be architecturally acceptable.

If the owner provides a lift, then this variance is not required. In the case that a lift is not provided, the first floor of 101 Ferchland Place will be modified into a B unit. The Board felt equivalency had been met.

A motion was made by Glueck, seconded by Link, to Approve the variance/equivalency. The motion passed by the following vote:

Absent: 2 -

James I. Statz and Colin L. Godding

Excused: 2 -

Paul E. Karow and Daniel L. Murray

Ayes: 4 -

Richard J. Link; Lyle G. Christian; Russell G. Stern and James I. Glueck

Abstentions: 1 -

Randall V. Baldwin

4. [09211](#) 555 South Midvale Boulevard

Attachments: [555 South Midvale Boulevard](#)

C-02-07-2008

Bruce Simonson of SGN&A is appealing IBC 1003.3.1.6, thresholds. The variance requested was to grandfather 23 doors that do not meet the Code. The Board indicated they could only act on equivalency. It was pointed out that the swing doors and the doors installed on all floors but level two were construction errors and needed to be changed to comply with the Code. This variance applies to 16 sliding patio doors on a slab.

It was indicated that a maximum of 4" change had been acceptable in the past. The 16 doors have a 6" change in elevation. It was pointed out that the 2006 IBC allows "B" type units to be modified after the initial construction by a condominium owner. The new Code is effective March 1, 2008.

A motion was made by Stern, seconded by Glueck, to Approve that the maximum change in elevation at the 16 doors will be 4". The existing 6" condition needs to be corrected. In addition, the marketing material for the 16 units needs to indicate that for anyone who wants a Code compliant type "B" unit the developer will modify the unit at no cost to the purchaser of the condominium. The motion passed by voice vote/other.

ORDINANCES

5. [07734](#) SUBSTITUTE - Creating Sections 27.05(2)(aa), (bb), (cc), and (dd) and Section 29.20(21) of the Madison General Ordinances to require bulbs with an energy efficiency of at least thirty (30) lumens in some common areas and dwelling units in residential buildings.

Attachments: [07734-Version 1.pdf](#)

There was a feeling that the implementation date should be moved out to August 15th so owners could

plan for it. In addition, any one year leases still in effect on August 15th would not be required to comply until that lease expires.

The Board had forwarded the previous Ordinance on to the Council for their consideration.

A motion was made by Glueck, seconded by Christian, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER. There was a feeling that the implementation date should be moved out to August 15th so owners could plan for it. In addition, any one year leases still in effect on August 15th would not be required to comply until that lease expires.

The motion passed by voice vote/other.

ADJOURNMENT