



Legislation Text

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File #: 19-802, Version: 1

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**BUILDING REVIEW BOARD AGENDA ITEM**

**ACTION REQUESTED:**

Consider a request by Richards Building Partnership, LLC for a variance from Section 901.1 of the 2018 International Building Code, as amended by the Naperville Municipal Code Section 5-1A-3, to allow the owner to defer the installation of a fire suppression system for improvements to a building at 29 S. Webster Street pending execution of a Fire Suppression Installation Agreement - BRB Case #102.

**DEPARTMENT:** Transportation, Engineering and Development

**SUBMITTED BY:** Peter Zibble, TED Operations Manager

**BOARD/COMMISSION REVIEW:**

N/A

**BACKGROUND:**

Richards Building Partnership owns a commercial office building at 29 S. Webster Street. They have submitted plans to remodel a portion of the building. They are remodeling approximately 3300 square feet on the second floor of a three-story, 24,000 square foot building. Per the local amendments to Sections 901.1 and Section 903.2.1.13 of the IBC, Use Group B buildings exceeding 5000 square feet are required to provide automatic sprinkler systems. The area being modified is required to be sprinklered at the time of construction. The remainder of the building must be sprinklered within ten years of issuance of the building permit. An executed Fire Suppression Installation Agreement is required to ensure the owner, or subsequent owners, meet this obligation.

Given the limited scope of the proposed work, the property owner has requested that the sprinkler system installation for the modified area be deferred by up to ten years and be completed when the remainder of the building is sprinklered.

**DISCUSSION:**

City building officials and the Naperville Fire Marshal have reviewed the request. Staff supports the request contingent upon installation of a smoke partition (extending from the top of the floor below to the underside of the floor above to limit the transfer of smoke) between the modified tenant suite and the remainder of the building. New doors in the smoke partition shall follow section 710.5.2.2; existing doors and glazing not proposed for demolition would remain as currently exists. This will help ensure the safety of the occupants in the interim period before the automatic sprinkler system is installed throughout the building.