



INSPECTION REPORT

Detroit Fire Department Fire Marshal Division

1301 Third Street
 Detroit, MI. 48226
 Office (313)596-2954
 Fax (313)596-2978

Address:	350 Madison	Inspection Date:	7/14/2022
Occupant Name:	ROOF TOP	InspectionType:	Consultations
Suite:		Inspected By:	Terrence Lane
Property Owner:	MUSIC HALL BOARD OF DIRECTORS 313 963-7622		Bad Prop: SEC_Section
Occ. Sq. Ft.:	10000	Current Documents:	none

Insp. Result	Location	Code Set	Code
Fail	Floor 1	NFPA 101 2015 Chapter 7 Means of Egress	7.2.8.1.2 - Excerpt: Fire escape stairs shall not constitute any of the...

Code Text:

Fire escape stairs shall not constitute any of the required means of egress, unless otherwise provided in 7.2.8.1.2.1 and 7.2.8.1.2.2.

Inspector Comments: FIRE ESCAPE STAIRS SHALL NOT CONSTITUTE ANY OF THE REQUIRED MEANS OF EGRESS...

Fail	Floor 1	NFPA 101 2015 Chapter 7 Means of Egress	7.2.8.1.2.1 - Excerpt: Fire escape stairs shall be permitted on existing buildings...
-------------	---------	--	---

Code Text:

Fire escape stairs shall be permitted on existing buildings as provided in Chapters 11 through 43 but shall not constitute more than 50 percent of the required means of egress.

Inspector Comments: WHEN THE SINGLE STAIRWELL AVAILABLE IS NOT ACCESSIBLE DUE TO AN EMERGENT SITUATION, THE FIRE ESCAPE STAIR WILL HAVE TO HANDLE GREATER THAN 50% OF THE MEANS OF EGRESS FROM THE UNAPPROVED ROOF ASSEMBLY OCCUPANCY

Fail	Floor 1	NFPA 101 2015 Chapter 7 Means of Egress	7.1.6.4 - Slip Resistance.
-------------	---------	--	----------------------------

Code Text:

Walking surfaces in the means of egress shall be slip resistant under foreseeable conditions.

Inspector Comments: DUE TO THE ONE INCH GAP IN THE GRATES THAT ARE USED AS STAIRS A TRIP

HAZARD EXISTS (MAY NOT BE CONSIDERED A SLIP) BUT WOMEN IN HEELS WILL NOT BE ABLE TO TRAVERSE THE STAIRS WITHOUT FALLING.

Fail

Floor 1 NFPA 101 2015
Chapter 7 Means of Egress 7.2.2.2.1.2 - Minimum New Stair Width.

Code Text:

(See also 7.3.3.)

(A) Where the total occupant load of all stories served by the stair is fewer than 50, the minimum width clear of all obstructions, except projections not more than $4\frac{1}{2}$ in. (114 mm) at or below handrail height on each side, shall be 36 in. (915 mm).

(B) Where stairs serve occupant loads exceeding that permitted by 7.2.2.2.1.2(A), the minimum width clear of all obstructions, except projections not more than $4\frac{1}{2}$ in. (114 mm) at or below handrail height on each side, shall be in accordance with Table 7.2.2.2.1.2(B) and the requirements of, 7.2.2.2.1.2(C), 7.2.2.2.1.2(D), 7.2.2.2.1.2(E), and 7.2.2.2.1.2(F).

(C) The total cumulative occupant load assigned to a particular stair shall be that stair's prorated share of the total occupant load, as stipulated in 7.2.2.2.1.2(D) and 7.2.2.2.1.2(E), calculated in proportion to the stair width.

(D) For downward egress travel, stair width shall be based on the total number of occupants from stories above the level where the width is measured.

(E) For upward egress travel, stair width shall be based on the total number of occupants from stories below the level where the width is measured.

(F) The clear width of door openings discharging from stairways required to be a minimum of 56 in. (1420 mm) wide in accordance with 7.2.2.2.1.2(B) shall be in accordance with 7.2.1.2.3.2(9).



Inspector Comments: THE FIRE ESCAPE STAIRS ARE 24" IN AND IN NO WAY AC0MODATES THE CAPACITY AS DISPLAYED OR MEETS THE MINIMUM WIDTH REQUIREMENT OF 36" WHERE THE OCCUPANT LOAD IS FEWER THAN FIFTY. A REDUCTION IN CAPACITY TO MEET THE STAIRS MEASURED DEMAND IS APPROPRIATE IN THIS SITUATION

Fail

Floor 1 NFPA 101 2015
Chapter 7 Means of Egress 7.3.1.1.1 - Excerpt: The total capacity of the means of egress for...

Code Text:

The total capacity of the means of egress for any story, balcony, tier, or other occupied space shall be sufficient for the occupant load thereof.

Inspector Comments: THE OCCUPANT LOAD SHALL BE ADJUSTED TO MEET THE CAPACITY OF THE EXIT STAIRS WITHIN THE MEANS OF EGRESS AND THE FIRE ESCAPE.

Fail

Floor 1

NFPA 101 2015
Chapter 7 Means of
Egress

7.3.1.1.2 - Excerpt: For other than existing means of egress, where more...

Code Text:

For other than existing means of egress, where more than one means of egress is required, the means of egress shall be of such width and capacity that the loss of any one means of egress leaves available not less than 50 percent of the required capacity.

Inspector Comments: THE OCCUPANT LOAD OF THE FIRE EXIT STAIRWELL AT 24" IS 80 PERSONS. FAR LESS THAN THE 50% REQUIRED.

Fail

Floor 1

NFPA 101 2015
Chapter 7 Means of
Egress

7.5.4.1 - Excerpt: Areas accessible to people with severe mobility impairment, other...

Code Text:

Areas accessible to people with severe mobility impairment, other than in existing buildings, shall have not less than two accessible means of egress, unless otherwise provided in 7.5.4.1.2 through 7.5.4.1.4.

Inspector Comments: THE FIRE ESCAPE STAIR DOES NOT MEET ADA REQUIREMENTS

Inspector Comments: 7/14/2022

Capt. Lane & Fire Marshal Thomas

Rooftop venue and the use of Fire escape for a means of egress

Met with Mr. Vince Paul, Director

1400 -1500

During this meeting all documentation for the expansion and approval were offered for review and a discussion around what is legal and what is not is the issue.

Prior reports indicate that load testing was completed for fire escape. However the fire escape was never widened to meet minimum assembly stair requirements. Despite the information left and code references used by the appeals board to approve a use against all fire and life safety codes, this review of the decision is necessary in order to move everything moving.

Issues to note

1. Minimum stair width requirements
2. Close or 1" gaps on steps to eliminate trip hazards
3. Provide an exterior stair that meets all requirements for an assembly use.
4. The building is classified as an A-1 occupancy which is for theaters. The rooftop would have to be classified as A-2 for assembly-gathering, drinks, etc. This would have been a new occupancy for the roof top when established and subject to the fire codes enforceable at that time. This does not qualify as existing in any way.

This rooftop venue went through the process of appeals. It is my belief that the appeals board did not have the information needed to make an informed decision that did not put patrons in harms way. Shutting down the venue for public safety would be recommended until an appropriate agreement on its use and occupancy is granted and the capacity is properly adjusted due to the exit capacity constraints.

The speculative construction project at this juncture should have no bearings on the decision made until the project is completed.

Inspector will return on or after 8/1/2022.

The following orders are issued for the correction of hazardous conditions found upon inspection at your address. Fire or injury resulting from delay or failure to comply with this notice will be attributed to negligence on the part of the responsible party or parties and may result in criminal charges. Thank you for your cooperation in keeping your business and our community safe.

If you have any questions, please contact the Fire Marshal's office at (313) 596-2954.

By Orders of Donald L. Thomas, Fire Marshal

The following orders are issued for the correction of hazardous conditions found upon inspection at your address. Fire or injury resulting from delay or failure to comply with this notice will be attributed to negligence on the part of the responsible party or parties and may result in criminal charges. Thank you for your cooperation in keeping your business and our community safe.

If you have any questions, please contact the Fire Marshal's office at (313) 596-2954.

By Orders of Donald L. Thomas., Fire Marshal

Ref: 159849