

**STAFF REPORT****Report Date: 07/27/2017**

"A" category = staff recommendation is for approval with no equal alternatives because of noncompliance is not adverse.  
 "B" category = staff recommendation is for approval with equal alternatives as stated by the proponent.  
 "C" category = reserved, meaning staff believes Commission needs to discuss entirety.  
 "D" category = recommendation is for denial.  
 "I" category = incomplete (with permission of the Chairman).  
 "NVR" category = no variance required.  
 "T" category = tabled.

NOTE: All staff recommendations presume code statements on the variances by the applicant are correct, unless otherwise noted. This means that all code statements become conditions of the variances and, if not true, the variances would be subject to Commission sanction. All LBO and LFO responses that they have received a copy of the application for variance are in order, unless otherwise noted.

**Tabled Variances****17-03-08****Project: CROSSING EDUCATIONAL CENTER,GOSHEN**

C

TABLED BY PROPONENT 07/06/17.  
 TABLED BY COMMISSION 05/04/17.

(b) The code requires a sprinkler system to be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations exceeding 2,500 sq. ft. in area. The request is to not sprinkler the building. No NFPA 664 Dust Collection System will be provided. The woodworking area is located inside of a school that conducts job training for high school students and drop-outs. Would this be an E occupancy?

C

17451

TABLED BY PROPONENT 07/06/17.  
 TABLED BY COMMISSION 06/06/17.  
 TABLED BY COMMISSION 05/04/17.  
 TABLED BY COMMISSION 04/05/17.  
 TABLED BY PROPONENT 03/02/17.

(a) The code prohibits fueled equipment from being stored, operated or repaired within the building. The request is to allow fueled equipment and fuel cans to remain. Building is not sprinklered. A violation was written. What type of fuel equipment is in the building?

\*\*\*\*\*PAPER FILING\*\*\*\*\*

17-03-09

**Project: BERNE CROSSING, BERNE**

C 17452

TABLED BY PROPONENT 07/06/17.  
TABLED BY COMMISSION 06/06/17.  
TABLED BY COMMISSION 05/04/17.  
TABLED BY COMMISSION 04/05/17.  
TABLED BY PROPONENT 03/02/17.

The code requires a manual fire alarm system to be installed in Group E occupancy when the occupant load is 50 or more. The request is to not install a fire alarm system, and to grant this until June 30, 2019, until the school relocates. School is in an existing building. What is the occupant load? What type of building? Violation was written. \*\*\*\*\*PAPER FILING\*\*\*\*\*

17-04-40

**Project:0**                      **2014 Edition IFC; 675 IAC 22-2.5, Sec. 1008.1.9.9,Evansville**

C

TABLED BY COMMISSION 06/06/17.  
TABLED BY COMMISSION 05/04/17.  
TABLED BY COMMISSION 04/05/17.

(b) The code requires exits to be unobstructed at all times. The request is to allow the northwest gym exit to be partially obstructed by a large cart. Proponent states during school day, not more than 40 students are in the gym. During all school activities when bleachers are pulled out, the cart is rolled under the bleachers.

C

17531

TABLED BY COMMISSION 07/06/17.  
TABLED BY COMMISSION 06/06/17.  
TABLED BY COMMISSION 05/04/17.  
TABLED BY COMMISSION 04/05/17.

(a) The code permits doors in the means of egress in buildings with an occupancy of Group E to be electromagnetically locked if it has a built-in switch and complies with (5) conditions. The request is to allow some of the doors to not comply. Per the local official, the door leaf that has the magnetic device attached to it, does not operate when you approach it from the inside and activate the panic hardware that is installed on it. \*\*\*\*\*Violation letter attached\*\*\*\*\*

17-05-05

**Project: Rabbit Ridge School,hagerstown**

I

17592

TABLED BY COMMISSION 07/06/17.  
TABLED BY COMMISSION 05/04/17.  
INCOMPLETE - LBO

(a) The code requires exit signs to be illuminated by electricity. The request is to use highly reflective, photo-luminescent exit signs. Similar variances have been granted in the past.

\*\*\*\*\*PAPER FILING\*\*\*\*\*

B

TABLED BY COMMISSION 07/06/17.

(b) The Code required manual fire alarm by electricity will not be installed. The request is to allow interconnected, long life battery smoke and heat detectors to be installed throughout the building.

B

TABLED BY COMMISSION 07/06/17.

(c) The code requires means of egress to be illuminated at all times the building space served by the means of egress is occupied. Per the proponent, there's no electricity, the building will not be used after dark, and an interconnected smoke and heat detection/alarm system will be installed throughout the building.

17-05-08

C

**Project: Student / Faculty Residence,LaPorte**

17600

TABLED BY COMMISSION 07/06/17.  
TABLED BY COMMISSION 06/06/17.  
TABLED BY COMMISSION 05/04/17.

The code requires a sprinkler system to be provided throughout all buildings with a Group R fire area. The request is to allow the building to not be sprinklered. The building has 20 student beds and 3 faculty residences. Proponent states there's not enough water to support a sprinkler system. Fire alarm system will have 24-hour monitoring.

\*\*\*\*\*PAPER FILING\*\*\*\*\*

17-05-09

D

**Project: Temporary Building,Huntingburg**

17605

TABLED BY COMMISSION 07/06/17.  
TABLED BY COMMISSION 06/06/17.  
TABLED BY COMMISSION 05/04/17.

The code requires a design release to be issued on all Class 1 structures unless the construction is of a type that is specifically exempted from the design release requirements. The request is to allow a temporary building made from (4) 40' steel shipping containers, with a roof built over it, to remain without having filed plans with Plan Review and receiving a design release. Proponent states the use is for temporary coverage of equipment to keep out the weather.

\*\*\*\*\*PAPER FILING\*\*\*\*\*

17-06-03

C

**Project:0 McClure Oil Corporation #43,Indianapolis**

17684

TABLED BY COMMISSION 07/06/17.

The code prohibits dispensing devices from being within 10 feet of building having combustibile exterior wall surface and having a hose nozzle that reaches within 5 feet of building openings. The request is to allow the dispenser to be within 10 feet of the building and the hose nozzle to be within 5 feet of the payment window of the building. A crash bar will be added to the building extension for faster, non-obstructed exit.

\*\*\*\*\*PAPER FILING\*\*\*\*\*

17-07-28

C

**Project:0 Ascent Apartments,Plainfield**

17722

TABLED BY COMMISSION 07/06/17.

(a) The code requires Class B and C pools with wading areas to have a circulation system with turnover times of two hours. The request is to allow the 2-hour turnover rate to be omitted. Proponent states this is not a wading pool, but a tanning shelf with shallow water for sun tanning. Over-sized equipment, larger pool pump with filter, and additional inlet jets will be provided.

C

TABLED BY COMMISSION 07/06/17.

(b)The code requires a wall or barrier to separate wading pool from the main body of water. The request is to not provide the wall or barrier and allow the tanning ledge to be considered as part of the pool. Proponent states this is not a wading pool, but a tanning shelf with shallow water for sun tanning.

17-07-34

**Project:391731 Oakley Brothers Distillery & C.T. Doxey  
Brewery,ANDERSON**

C TABLED BY COMMISSION 07/06/2017.

(b) The code prohibits the change of use of any building or structure unless the building or structure complies with the requirements for new construction. The request is to allow a 1,560 sq. ft. space that was previously occupied as a single apartment, to be used as the brewery area without having to comply with the change of occupancy requirements. Travel distance to the nearest exterior exit from the brewery production area is 65 feet.

17-07-35

**Project:0 Fishers Department of Public Works Facility,Fishers**

C 17752

TABLED BY COMMISSION 07/06/17.

(a) The code requires a sprinkler system to be provided throughout all buildings containing a Group S-1 occupancy with a fire area exceeding 12,000 sq. ft. The request is to allow the sprinkler system to be omitted. The building is a 2-story warehouse, admin. offices, training/meeting area seating 108 occupants, containing 33,362 sq. ft. on the 1st floor and 5,240 sq. ft. on the 2nd floor. Building will have automatic and manual fire alarm system. Warehouse area will be protected by projected beam detectors, and other areas of the building with area smoke detectors tied to the fire alarm system. Eight exit doors will be provided from the warehouse area and will be separated from the office area with 1-hour fire barrier which is not required. Proponent states building will be occupied with less than 10 employees 8-hours per day 5 days a week.

C TABLED BY COMMISSION 07/06/17.

(b) The code prohibits a building or structure from exceeding allowable area based on its construction type. The request is to allow a 2-story warehouse with admin. offices, and training/meeting area building to exceed the allowable area for Type II-B construction by 4%.

**17-07-61**                      **Project:0**                      **Bliss Barn at Kelsay Farms,Fairmount**

C                      TABLED BY COMMISSION 07/06/17.

(b)

C                      17784

TABLED BY COMMISSION 07/06/17.

(a)

**17-07-62**                      **Project:391416**                      **Jamison Place Condominiums,LAWRENCEBURG**

C                      17697

TABLED BY COMMISSION 07/06/17.

The code requires a sprinkler system to be installed throughout all buildings with a Group R fire area. The request is to allow the sprinkler system to not be installed. Building has four 1,228 sq. ft. ranch style condominium with walk out basements. Each unit is separated with 2-hour wall.



17-07-63

Project:0

Country Heritage Winery submittal,Laotto

C

17757

TABLED BY COMMISSION 07/06/17.

(a) The code prohibits a building or structure from exceeding allowable area based on its construction type. The request is to allow an A-2 occupancy to exceed its allowable area by 3,016 sq. ft. The building is 13,096 sq. ft. Allowable area is 10,080 sq. ft. Building is Type V-B construction (combustible). Proponent states the porches and gazebo is what put the building over area. Building being evaluated with Chapter 34

C

(e)

C

(d)

C

(c)

C

(b)

17-08-01

Project:387935

COUNTRY VALLEY SCHOOL,MONROE

- B (b) The code requires means of egress to be illuminated at all times the building space served by the means of egress is occupied. Per the proponent, there's no electricity, the building will not be used after dark. Highly reflective photo luminescent exit signs will be installed at each exit door.
- NVR (c) The code permits a vestibule to be omitted from a building entrance if the space served by the door is less than 3,000 sq. ft. The entire main floor is 2,308 sq. ft. The space that the door opens into is less than the 2,308 sq. ft.
- B (d) The code requires that water fountain be provided in Group E occupancy. The request is to allow an outside yard hydrant, (well water) to be used that will provide the water. Cups are provided by the school or student.
- B (c) The code requires exit signs to be illuminated by electricity. The request is to use highly reflective, photo-luminescent exit signs at all exit doors.
- B 17824  
(a) The code requires a manual fire alarm by electricity to be installed. Fully operational interconnected smoke and heat detector/alarm system will be installed throughout the building.

\*\*\*\*\*PAPER FILING\*\*\*\*\*

17-08-02

**Project:388319 COTTONWOOD LANE SCHOOL,BERNE**

B (b) The code requires means of egress to be illuminated at all times the building space served by the means of egress is occupied. Per the proponent, there's no electricity. The building will not be used after dark. Highly reflective photo luminescent exit signs will be installed at each exit door.

B 17825

(a) The code requires a manual fire alarm by electricity to be installed. Fully operational interconnected smoke and heat detector/alarm system will be installed throughout the building.

\*\*\*\*\*PAPER FILING\*\*\*\*\*

B (c) The code requires exit signs to be illuminated by electricity. The request is to use highly reflective, photo-luminescent exit signs at all exit doors.

B (d) The code requires that water fountain be provided in Group E occupancy. The request is to allow an outside yard hydrant, (well water) to be used that will provide the water. Cups are provided by the school or student.

NVR (e) The code permits a vestibule to be omitted from a building entrance if the space served by the door is less than 3,000 sq. ft. The entire main floor is 2,280 sq. ft. The space that the door opens into is less than the 2,280 sq. ft.

17-08-03

**Project: NEIL PRAZNIK RENTAL WINDOWS,BLOOMINGTON**

I 17829

INCOMPLETE - Code Edition, LBO

The code of record, 1990 Residential Code, requires that egress windows in sleeping rooms have a clear opening height of 24 inches, clear opening width of 18 inches, sill height above finished floor 44 inches, and openable area of 4.75 sq. ft. The request is to allow the windows to have a height of 22 inches, width of 27 1/4 inches, sill height of 29 inches, and openable area of 4.16 sq. ft.

\*\*\*\*\*PAPER FILING\*\*\*\*\*

- 17-08-04                    **Project:**                    **MATT McCOLLOM STAIRS,McCORDSVILLE**  
                                   A                    17847
- The code requires that the maximum step riser height for One and Two Family Dwellings be 8 ¼ inches and the minimum tread depth is to be 9 inches. The request is to allow one of the steps to have a different tread depth from the others. All of the steps have a tread depth from one landing to the other of 24". One step has an 18" tread depth. Proponent states different tread depth is in one spot. Problem cannot be corrected without tearing out steps and sidewalk. There's landscape on both sides of steps and sidewalk.
- \*\*\*\*\*PAPER FILING\*\*\*\*\*
- 17-08-05                    **Project:**                    **FAZOLIS,WHITESTOWN**  
                                   I                    17849
- INCOMPLETE - 2 Separate applications, LBO, LFO, Completion of applications. Correct code and edition on both.
- \*\*\*\*\*PAPER FILING\*\*\*\*\*
- 17-08-06                    **Project:390029**            **Premier Companies New Office Building,SEYMOUR**  
                                   B                    (b) MRL Technology.  
                                   B                    17676  
     (a) MRL Technology.
- 17-08-07                    **Project:391992**            **East Allen County Admin Consolidation Data C,NEW HAVEN**  
                                   B                    17763  
     (a) MRL Technology.  
                                   B                    (b) MRL Technology.

<b>17-08-08</b>	<b>Project:0</b>	<b>Monon &amp; Main,Carmel</b>
B	17768	
	(a) MRL Technology.	
B	(b) MRL Technology.	
<b>17-08-09</b>	<b>Project:0</b>	<b>Goshen Physicians Orthopedics &amp; Sports Medicine Addition,Goshen</b>
B	17788	
	The code requires corridors in B occupancy to be one-hour fire resistance rated when the occupant load served by the corridor exceeds 30 if the building is not equipped throughout with a sprinkler system. The request is to allow the corridor in a new addition medical office building (B occupancy) to not be rated and be open to nurse station and waiting area. The new corridors and open common areas will be provided with a smoke detection system. Travel distance to an exit will be 100 feet. Code permits 200 feet.	
<b>17-08-10</b>	<b>Project:0</b>	<b>GARDEN VIEW,ELKHART</b>
B	17790	
	Schindler Elevator will utilize 6mm steel wire governor rope instead of the required minimum diameter of 9.5mm.	
<b>17-08-11</b>	<b>Project:390776</b>	<b>Wyndmoor Retirement Community,TERRE HAUTE</b>
B	17793	
	(a) MRL Technology.	
B	(b) MRL Technology.	
<b>17-08-12</b>	<b>Project:392556</b>	<b>Boys and Girls Club Expansion,PLYMOUTH</b>
B	17794	
	(a) MRL Technology.	
B	(b) MRL Technology.	

- 17-08-13**                      **Project:390307**                      **Silver Birch of Kokomo,KOKOMO**
- B                                      17795
- (a) MRL Technology.
- B                                      (b) MRL Technology.
- 17-08-14**                      **Project:389708**                      **The Hub At West Lafayette,WEST LAFAYETTE**
- B                                      17800
- The code requires hydraulically designed standpipe systems to be designed to provide a waterflow rate at a minimum residual pressure of 100 psi at the outlet of the hydraulically most remote 2 ½ inch hose connection flowing 250 gpm. The request is to allow 90 psi to be used. Proponent states the West Lafayette Fire Department can achieve 282 gpm at 90 psi using their hose nozzles. See attached letter from fire department.
- 17-08-15**                      **Project:380762**                      **Traditions at North Willow,INDIANAPOLIS**
- A                                      17805
- The code requires the front of sinks to be 34 inches maximum above the floor, measured to the higher of the counter surface. The request is to allow two bar sinks located in the café of an assisted living facility, to remain at 36 inches above the floor. Proponent states the café is not self-serve and only staff is permitted behind the bar where the sinks are located. An accessible sink will be provided in the activities area (A125) across the hall from the café. Discrepancy was cited during inspection. Sinks were already installed.

- 17-08-16**                      **Project:392306**                      **Caterpillar Storm Shelter Relocation,LAFAYETTE**  
 A                                      17807
- The code prohibits additions to buildings or structures plus the existing building or structure from exceeding the height, number of stories, and allowable area for a new building or structure. The request is to allow an existing 656 sq. ft. storm shelter to be relocated 20 feet from a 310,306 sq. ft. fully sprinklered warehouse/distribution center. The warehouse/distribution center is required to have a minimum distance of 60 feet between it and other buildings in order to be an unlimited area building. The employees of this building will use the storm shelter in the event of severe weather. Storm shelter exterior wall facing building is of 6-inch precast concrete, with a single 3'0" insulated metal door.
- 17-08-17**                      **Project:393572**                      **Storage Express - FW-SJC,Fort Wayne**  
 A                                      17811
- The code requires foundations and other permanent supports of buildings and structures to be protected from frost. Floating slab foundation will be used. Similar variances have been granted in the past.
- 17-08-18**                      **Project:0**                                      **Wabash River Highland Plant Fire Protection Water Supply,West Terre Haute**  
 A                                      17820
- The code requires a minimum water supply to be available for the minimum duration as required by the use of the building. The request is to allow the use of a Non-UL listed temporary fire pump, a non-NFPA 22 compliant water storage tank, and to extend the date of the original variance that was approved (17-01-29). The new completion date will be December 1, 2017, when a permanent water supply will be made available to the site. Proponent states buildings are not required to be sprinklered, but since a non-required system is installed, it has to be designed per all applicable installation requirements, including NFPA 13.





**17-08-22**                      **Project:390824**                      **BUILDING RENOVATION FOR ROBERT KISNER,WABASH**

C                      17738

The code requires an automatic sprinkler system to be provided in Group A-2 occupancy where the fire area has an occupant load of 100 or more. The request is to allow a 3,904 sq. ft. Banquet Hall. Proponent states the number of persons (public) that can occupy the building is 100. This is not the calculated occupant load. Fire alarm system will be installed with smoke and heat detectors. Proponent states new sprinkler system will cost approximately \$30,000. What is the calculated occupant load of the building?

**17-08-23**                      **Project:0**                      **Printegra,Indianapolis**

C                      17775

An existing F-1/S-1 Occupancy data form center of approximately 29,000 square feet (1950's building 11,000 sf /1970's addition 18,000 sf) was cited by the Indianapolis Fire Department for not having a fire suppression system in the original 11,000 sf building and not separated from the fully sprinklered 1970's building. Building has existing area separation wall designed per code of record. New 3-hour overhead door will replace existing overhead door opening in 2-hour wall. The request is to allow the existing 2-hour wall to be considered a 2-hour fire wall per current code for purposes of creating a fully sprinklered fire area for the newer 18,000 sf portion of building.

**17-08-24**                      **Project:0**                      **Oakhill School Temporary Exiting,Evansville**

C                      17797

The code requires exit accesses, exits and exit discharges to be continuously maintained and free from obstructions. The request is to allow Gym (A) exit lobby to be used as an art class until August 1, 2018 when construction will be completed on new school. Building is sprinklered and Type II-B construction.

**17-08-25 Project:0 Southern Indiana Career and Technical Center,Evansville**

C 17798

The code prohibits automatic sprinklers being installed, with due regard to obstructions that will delay activation or obstruct the water distribution pattern. The request is to allow the building to have some sprinkler heads that are obstructed by ducts, hoods or other construction, to remain as is.

**17-08-26 Project:0 Schott Gemtron Facility Upgrade,Vincennes**

C 17802

The code permits Group S-1 and F-1 occupancies, one story or two stories, to be unlimited in area if the building is fully sprinklered and is surrounded and adjoined by public ways or yards not less than 60 feet. One story Group S-2 and F-2 occupancies only requires the 60 feet, doesn't have to be sprinklered. The request is to allow an existing sprinklered 350,000 sq. ft. Type II-B/III-B glass production facility (S-1, S-2, F-1, F-2 occupancies), to not have the 60 feet of open space nor a 4-hour fire wall which is equivalent to the 60 feet of open space, on the North East side of the building. Proponent states multiple building expansions done throughout the years, without any fire rated separation, is what created the situation.

**17-08-27 Project:381767 946 Dr Martin Luther King Jr ,INDIANAPOLIS**

C 17806

The code requires an interior or exterior means of access to be provided where a personnel would have to climb higher than 16 feet above grade to access an equipment or appliances that are located on the roof of a building or an elevated structure. The request is to allow the rooftop air handling units on the roof of the 3rd floor to be accessed for maintenance via a roof hatch from the 3rd floor residential corridor. Building is 3 stories. Proponent states a portable ladder can be used from the 3rd floor level. Means of access was cited for not having a permanently installed ladder.

- 17-08-28**                      **Project:0**                      **St. Francis White River Township MOB,Greenwood**
- A                      17808
- (a) The code requires two way communication system to be provided at the elevator landing on each accessible floor that is one or more stories above or below the story of exit discharge. The request is to allow the communication devices to not be provided. This is a 3 story medical office building. Similar variances have been granted in the past.
- C                      (b) The code requires standpipe hose connections to be located at an intermediate floor level landing between floors in every required stairway. The request is to allow the hose connections to be located at the floor levels. The code requires the standpipe hose connection for the roof to be located at the roof or at the highest landing of the stair serving the roof. The request is to allow the standpipe hose connection for the roof to be located at the intermediate landing between the 3rd floor and the roof in the enclosed stair. Building is fully sprinklered.
- 17-08-29**                      **Project:392821**                      **Vehicle Storage Building,SHELBYVILLE**
- C                      17809
- The code requires heating equipment to be placed in another room separated by a 2-hour fire barrier, unless the heating equipment is suspended not less than 10 feet above the upper surface of wings or engine enclosures of the highest aircraft. The request is to allow infrared heaters to suspend less than 10 feet above the upper surface of the engine enclosure, although not directly above the engine enclosure, and not be in another room separated with 2-hour fire barrier. Proponent states the heaters are intended to heat the floor not the aircraft. Having to raise the heaters would widen the area to heat the aircraft and engine enclosure.
- 17-08-30**                      **Project:390643**                      **First Main Street Pub,Versailles**
- C                      17812
- The code requires a final score of zero or more in each category in order to pass the Chapter 34 Evaluation. The request is to allow an additional 4 points to be taken in the "Fire Safety" column in order to pass the Chapter 34 Evaluation. A Chapter 34 evaluation was done and the required tenant separation rating cannot be achieved due to existing construction. Per the proponent, wall ratings can be achieved- floor/ ceiling assemblies are more difficult to rate. Building was constructed in 1900's. Tenant space is finished and ready to be occupied. Fire alarm system will be installed.

17-08-31                      **Project:0                      UPS - Plainfield Logistics Center Building #1,Plainfield**  
C                                      17818

The code requires sprinklers to be installed under fixed obstructions over 4 feet wide. The request is to allow sprinklers to be omitted under conveyors where there are not any combustibles present. Proponent states the sprinklers and piping under the conveyors could be subject to damage from packages and transport vehicles causing false alarms, interference with sprinkler system operation, and reduced protection reliability.

17-08-32                      **Project:0                      Quasar Syngas LLC,New York**  
C                                      17821

\*\*\*\*\*VARIANCE HAS WRONG LOCATION\*\*\*\*\*

The code requires a minimum water supply to be available for the minimum duration as required by the use of the building. The request is to allow the use of a Non-UL listed temporary fire pump, a non-NFPA 22 compliant water storage tank, and to extend the date of the original variance that was approved (17-01-30). The new completion date will be December 1, 2017, when a permanent water supply will be made available to the site. Proponent states buildings are not required to be sprinklered, but since a non-required system is installed, it has to be designed per all applicable installation requirements, including NFPA 13.

17-08-33

**Project:0 Indy Hyatt Dual Brand,Indianapolis**

- C (f) The code prohibits exterior openings in walls located on lot line. The request is to allow the north exterior wall of the parking garage to have openings on each tier. Wall is located on property line. The openings will be filled in with minimum 1-hour exterior wall construction if and when the property to the north is developed. The property to the north is currently a surface parking lot.
- B (b) The code requires interior stair pressurization to have a design pressure difference of 0.10 water gauge. The request is to allow a design pressure difference of 0.05 water gauge for two of the enclosed stairs that serves the 15-story hotel tower. Similar variances have been granted in the past.
- B (e) The code prohibits exterior openings in walls located on lot line. The request is to allow a garage door to be provided in the lower level parking garage, located on the west property line. The garage door is provided to permit access to the parking below the adjacent apartment building. Garage door opening will be protected by a row of closely spaced sprinklers. Proponent states the garage door is necessary to provide access to the existing lower level parking garage under the adjacent apartment building. The existing parking level below the apartment building is protected by automatic sprinklers.
- B (d)The code requires the aggregate length of openings considered to be providing natural ventilation for an open parking garage to be not less than 40 percent of the perimeter of the tier. The request is to allow the linear feet of exterior openings on the above-grade levels of the 7-story parking garage to be approximately 29% of the perimeter length of each tier. Mechanical ventilation will be provided on the first floor. Similar variances have been granted in the past.
- A 17823
- (a) The code requires an enclosed elevator lobby to be provided at each floor where an elevator shaft enclosure connects more than three stories. The request is to allow the 15-story hotel structure to not have enclosed elevator lobby. Similar variances have been granted in the past. Entire project is 15-story hotel with adjacent 7-story parking garage and basement level parking garage level that extends below both hotel and 7-story parking garage.
- B (g) The code requires pedestrian walkways to be separated from the interior of the building by not less than 2-hour fire barriers. The request is to allow the pedestrian walkway connecting the 2nd floor of the hotel with the adjacent open parking garage to not be provided with a 2-

17-08-33

**Project:0                    Indy Hyatt Dual Brand,Indianapolis**

hour fire barrier separation at each end. Fully glazed nonrated doors and glass sidelights will be provided at each end of the walkway. The walkway will be approximately 14 feet in length. The glass wall and door at the connection to the hotel will be protected with a row of closely spaced sprinklers at the ceiling level, located a maximum distance of 24 inches from the glass wall.

- B            (h) The code requires exhaust outlets to be located not less than 10 feet horizontally from parts of the same or contiguous buildings, adjacent buildings and property lines and cannot be less than 10 feet above adjoining grade level. The request is to allow the kitchen exhaust duct outlets to be located less than 10 feet from the west property line and less than 10 feet from the adjacent exterior wall of the hotel tower. No operable windows will be on the west face of the hotel tower. A grease extraction system will be provided at the kitchen hood to reduce grease and odor from the exhaust stream.
- C            (c) The code requires a structurally independent fire wall when taking one building and creating it into separate buildings. The request is to allow a 3-hour horizontal assembly, constructed between the lower level parking garage and the 15-story hotel to be used, in lieu of a 3-hour fire wall, in order to create separate buildings.

17-08-34

**Project:0                    360 Market Square,Indianapolis**

C            17826

The code requires drainage pipe clean-outs to be the same nominal size as the pipe they serve up to 4 inches. If the pipe is larger than 4 inches nominal, the minimum size of the cleanout is to be 4 inches. The request is to allow a high-rise apartment building to have removable toilet as clean-out for plumbing stack with 3 inch clean-out that will serve five inch pipe. Proponent states per plumber, the 3 inch clean-out will work for the 5 inch pipe.

17-08-35

**Project:0 LaPorte Intermediate School,LaPorte**

- C (b) The code requires a 4-hour fire wall in order to separate the new addition from the existing building in order to consider the addition as a separate "building area" of unlimited area. The request is to allow a 3-hour fire barrier to be used in lieu of a 4-hour structurally independent fire wall to separate the existing building from the 2-story 160,000 sq. ft. new addition. Majority of the 3-hour fire barrier will be from the existing multi-wythe cmu/brick exterior wall. Addition will be structurally independent of the existing building. New addition will be fully sprinklered as required. How large is project?
- C (c) The code requires openings in fire barrier walls to be fire-rated protected. The request is to allow existing nonrated doors and windows to be in the new 3-hour fire barrier wall that separates the new addition from the existing building. The existing nonrated doors and windows will be protected on each side with automatic sprinklers located at the ceiling level spaced 6 feet on center. Existing doors will be provided with closers.

A 17828

(a)The code prohibits additions to buildings or structures plus the existing building or structure from exceeding the height, number of stories, and allowable area for a new building or structure. The request is to allow two 950 sq. ft. unseparated doorless toilet rooms to be added to the existing building, one on each floor, without having to separate the building with fire-rated construction or sprinklering the building due to fire area being over 12,000 sq. ft. Building is 2-stories with approximately 68,000 sq. ft. per floor. Proponent states addition will increase building area by 1.4%.

17-08-36

**Project:0 Indianapolis International Airport Civic Plaza Sprinklers,Indianapolis**

C 17835

This is a variance on a previously approved variance (06-01-22 a) for the activation sequence of the existing overhead water cannon system. Due to the political climate and the a concern of an accidental activation a request to modify the previous sequence operations is desired.

17-08-37

Project:0 777 North Meridian Street,Indianapolis

- C (d) The code requires sprinklers to be positioned and located so to provide satisfactory performance in regards to distribution and activation time. The request is to allow the sidewall sprinkler protection in the 4th floor assembly space, to have an area of approximately 16 square feet in the middle of the room that will not be within the reach of extended sidewall sprinklers. The floor area outside the reach of the sprinklers will be a rectangle 1'3" in width and 13'4" in length.
- A (c)The code requires the means of egress to have a ceiling height of not less than 7 feet 6 inches. The request is to allow the ceiling height in the newly created 4th floor to be 7 feet. The new egress corridor is being created to provide access to the new enclosed exit stair. Previous codes permitted the 7 feet ceiling height.
- B 17836
- (b) The code requires stairways to have a minimum headroom clearance of 6 feet 8 inches. The request is to allow the new enclosed stair at the north end of the building to have reduced heights of approximately 6 feet 5 inches for a distance of approximately 12"-14" from the inside edge of the stairs. The stairs are constructed within existing structural bays, to provide a 2nd exit from floors 2-4. Floors 2-4 of the building are currently served by a partially enclosed single exit stair. The building will be protected throughout with an automatic sprinkler system. The building is currently not sprinklered.
- C 17836
- (a) The code requires the maneuvering clearances at manual swinging doors from the front approach pull size, to have 18 inches latch clearance. The request is to allow the new north exterior exit/entrance door to not have the required 18-inch latch side clearance on the pull side of the door. The door will be provided with an automatic operator to permit use as an accessible entrance door. Proponent states building is listed on the National Register of Historic Places, and was constructed in 1925.





17-08-41

**Project:0 21 West,Indianapolis**

- C (c) The code requires that a fixture be counted at its maximum allowable wattage, regardless of the type of bulb used. The request is to calculate the lighting power based on the wattage of the bulbs used, not the maximum wattage the fixture can tolerate.
- C (k) The code requires the fire-resistance rating of building elements to be determined by certain test procedures. The request is to allow many of the elements of construction to not match identically with any prescriptive or tested assembly. Some of the roof/ceiling assemblies are based upon floor/ceiling assemblies. Proponent states, the fire resistive aspect of the assembly is in compliance. The top of the assembly doesn't match exactly. This is an existing condition.
- A (j) The code requires fire wall serving as an exterior wall for a building, and separates buildings with different roof levels, to extend at least 30 inches above the lower roof and be at least 1-hour rated for a height of 15 feet above the lower roof, with ¾ hour opening protection. The exception allows the fire wall to terminate at the underside of the roof sheathing, deck or slab of the lower roof provided the lower roof assembly is 1-hour rated for 10 feet. The request is to allow the exterior wall to extend past the lower roof sheathing. The entire lower roof assembly is 1-hour rated. This is existing construction.
- C (i) The code permits ceiling radiation dampers to not be required where the exhaust duct penetrations are protected, located within the cavity of a wall, and do not pass through another dwelling unit or tenant space. The request is to allow a new cassette AHU to be recessed in the ceiling, but will not be available in a rated version. The AHU will be inside a separate drywall box in the rated assembly so that it isn't penetrating the rated assembly. There will be a fresh air intake duct coming through the dry wall box into the side of the cassette.
- A (h) The code limits emergency escape and rescue openings to have the bottom of the clear opening of no greater than 44 inches measured from the floor. The request is to allow the existing egress windows in the basements of Buildings B, C, and D, where there will be new dwelling units, to have sill heights that measure from 47 inches to 51.5 inches. Proponent states the occupants will exit directly into a rated corridor that leads to the exterior. Windows are installed in a poured in place concrete foundation basement wall.
- B (g) The code permits the ceiling membrane of 1 and 2 hour rated horizontal assemblies to be penetrated by double top plates of a fire-resistance-rated wall assembly. The request is to allow the pierced walls to not have to be 1 or 2-hour rated based on following the un-adopted 2015 International Building Code where it allows the wall assembly to be sheathed with Type X gypsum wallboard in lieu of the 1 and 2-hour rated wall.
- A

17-08-41

Project:0

21 West,Indianapolis

- (f) The code prohibits exterior openings from exceeding what is allowed based upon the fire separation distance and degree of opening protection. The request is to allow the west exterior wall of the building to have 16.5% openings due to new dryer vent exhaust, bath exhaust, and fresh air intakes that are needed in the building. Code permits 15% of exterior openings. The new openings will be a reduction in exterior openings due to one window being removed and filled in each of the top 3 stories of the building. The existing exterior openings are 17.8%. The new work will reduce the openings to 16.5%
- C (e) The code limits dead end corridors to 20 feet in length where more than one exit or exit access doorway is required. The request is to allow the east end of the connector corridor to have a dead end of approximately 33 feet.
- B (d) The code requires fire walls to be structurally independent or stable. The request is to allow an existing 3-story R-2 Occupancy building undergoing renovations and addition, to utilize its existing south masonry walls of each existing building as fire walls, but not be structurally independent as required. Close spaced sprinklers a maximum of 6 feet on center, will be provided on each side of the masonry walls.
- C (l)The code requires occupiable spaces, habitable spaces, and corridors to have a ceiling height of not less than 7 feet 6 inches. The request is to allow existing floors in the basement to have locations where the ceiling heights are below 7 feet 6 inches due to there being 1-hour assembly installed. What will be the ceiling heights?
- A 17796
- (a) The code requires stairs to have a rise of 7 inches maximum and 4 inches minimum and a minimum run of 11 inches. The request is to allow the existing stairs in the basement of Buildings B, C, and D to have a 6.25 inches rise and a 9-10 inches run. In addition, existing handrails do not have extensions do to the existing newel post. New handrails will terminate into existing newel post. Post are embedded in concrete as part of the existing center railing. Two new dwellings will be added in the basement of Building C and an additional dwelling will be added in the basement of Building B & D. Proponent states the stairs are poured I concrete.
- B (b) The code permits fire walls to terminate at the interior surface of combustible exterior sheathing as long as the exterior wall is 1-hour rated with ¾ hour opening protection for a distance of 4 feet on each side of the intersecting fire wall. The request is to allow the openings to be nonrated within the 4 feet. Buildings will be protected with NFPA 13R system and sprinklers will be provided at each unprotected opening.

17-08-42

**Project:0****Southwick Elementary School Additions and Renovations, Fort Wayne**

B

17833

The code prohibits additions to buildings or structures plus the existing building or structure from exceeding the height, number of stories, and allowable area for a new building or structure based on the construction type of the building. The request is to allow 3 additions totaling 14,100 sq. ft. to be put to an existing 2-story, approximately 69,800 sq. ft., Type II-B construction, non-sprinklered school, without separating them from the existing building with fire walls or sprinklering the entire building. All new construction, except for the office area addition, will be separated from the existing building by a 2-hour fire barrier. The additions, comprised of offices, restrooms, classrooms, and an elevator will be located in three separate locations around the building.

17-08-43

**Project:0****Salomon Farm Heritage Barn, Fort Wayne**

C

17842

A Chapter 34 analysis will be used to convert a 1-story, 9,600 sq. ft. barn, Type V-B construction, into a building used for event space. Chapter 34 is not permitted to be utilized for a conversion of a non-Class 1 structure building to an A occupancy. Structural evaluation is included. Five exits will be provided, four required. Decorative combustible materials will be fire retardant treated. Shunt trip will be provided. Restrooms are provided in a separate building on site. What is the distance to the restroom facilities? Are the restrooms accessible.

**17-08-44**                      **Project:0**                      **Renaissance District Building 84, South Bend**  
 C                                      17843

The code prohibits the maximum percentage of wall area of any story in light-transmitting plastic wall panels for CC2 product from being exceeded. The request is to allow a polycarbonate extruded plastic sheet product classified as a light-transmitting plastic, to be installed on the exterior face of 6-story Building 84 that will exceed the wall area. The building is protected throughout with an automatic sprinkler system. The upper floors of the building are used only for storage and warehouse functions. Polycarbonate sheet will be used to protect the concrete south façade of the building. In 3 years building will be converted to mixed-use building and new façade will be provided. How much of the area will be exceeded?

**17-08-45**                      **Project:0**                      **Salomon Farm Equipment Barn, Fort Wayne**  
 C                                      17844

A Chapter 34 analysis will be used to convert a 1-story, 4,992 sq. ft. barn, Type V-B construction, into a building used for event space. Chapter 34 is not permitted to be utilized for a conversion of a non-Class 1 structure building to an A occupancy. Structural evaluation is included. Three exits will be provided, two required. Decorative combustible materials will be fire retardant treated. Shunt trip will be provided. Restrooms are provided in a separate building on site. What is the distance to the restroom facilities? Are the restrooms accessible?

17-08-46 Project:389317 Chicagos Pizza,INDIANAPOLIS

C 17810

Where more than one means of egress are required from an accessible space, the code requires that at least two accessible means of egress be provided from that space. The request is to allow there to be only one accessible means of egress from the building and that's at the front entry/exit location. There is an exit located in the back of the restaurant, but it is not accessible. It is constructed with steps to grade. Proponent states there's not enough length at the back to add a compliant ramp. Adding a lift would be exposed to the weather and possibly vandalism.

17-08-47 Project:0 Michaelis Room Addition,Indianapolis

C 17819

The code requires a receptacle outlet to be installed so that no point along the wall line is more than 24 inches, measured horizontally from a receptacle outlet in that space. The request is to allow an outlet to be omitted at the east end of the kitchen countertops along the south kitchen wall. Proponent states due to there being a large window in the kitchen, there is no place to put the wall receptacle. This has been the owner's personal home for 35 years.

17-08-48 Project:0 Rustic Gathering Wedding and Events Barn,Martinsville

C (b) A Chapter 34 analysis will be used to convert a 2-story, with 1st floor mezzanine, 3,819 sq. ft. barn, Type V-B construction, into a building used for event space. Chapter 34 is not permitted to be utilized for a conversion of a non-Class 1 structure building to an A occupancy. Structural evaluation is included. Three exits will be provided, two required. Decorative combustible materials will be fire retardant treated. Shunt trip will be provided.

C 17839

(a) Restroom fixture count will not comply with code. The request is to allow temporary portable restrooms to comply with the fixture count requirements. Permanent restroom facilities will be added within 2 years. Portable restrooms will comply with accessibility. Drinking water will be available for occupants during events. Similar variances have been approved in the past.

17-08-49

**Project:0 Cityside - North Building,Bloomington**

C 17840

The code requires, where a building has 4 or more stories, a stairway must be extended to the roof or an alternating tread device, and where stairway is provided to the roof, access must be through a penthouse or roof hatch. The request is to allow access to a 3rd story rooftop and adjacent 2nd story rooftop to be by roof hatch to the 3rd story roof and by exterior door from the 3rd floor mechanical room to the adjacent 2nd story roof. The access hatch and doorway will be located in a mechanical room immediately adjacent to the existing stairway. Third story apartments will be added to existing building along with four story building being added to existing building. Roofs are unoccupied. The stairways to the new 4th floor are within dwelling units and cannot be extended to the 4th floor roof. Permanent exterior ladders will be provided between the rooftops of the two buildings.

17-08-50

**Project:0                      Huntington UB Block,Huntington**

B                      17841

(a) Existing light well, in the UB Building, connecting 5 stories used to provide natural light into dwelling units via roof skylights, and bridge between the apartments and an elevator in the adjacent building, will not comply with code for vertical openings (2-hour enclosure). Chapter 34 Evaluation is used with points being taken for compliant vertical openings. Building is being converted from 4-story and basement offices to apartments with 4,000 sq. ft. per floor. Building will be fully sprinklered with NFPA 13R system. Closely spaced sprinklers will be provided at window and door openings into the light well. Light well is of noncombustible construction and will not have any combustible contents.

A                      (b) In fully sprinklered buildings, where two or more exits or exit access doorways are required from any portion of the exit access, the code permits exits doors or exit access doorways to be spaced not less than 1/3 of the overall diagonal dimension of the area served. The request is to allow the existing exit and exit access stairways to remain spaced ¼ of the overall diagonal of the floor area in the U B Building. Maximum travel distance to an exit is 124, code permits 250. Corridors and stairways are an existing layout in an historic building.

B                      (c) Existing light well in the Odd Fellows/Mt.Hope Building, connecting 3 stories used to provide natural light into the building via roof skylights will not comply with code for vertical openings (2-hour enclosure). Chapter 34 Evaluation is used with points being taken for compliant vertical openings. Building is being converted from 3-story plus basement offices to mixed use building. Building will be fully sprinklered with NFPA 13 system. Closely spaced sprinklers will be provided at window into the light well. Light well is of noncombustible construction and will not have any combustible contents.

B                      (d) The code requires each story above the 2nd story to have at least one enclosed stairway. The request is to allow an enclosed exit stairway to not be provided for the 3rd floor of the Odd Fellows/Mt. Hope Building. Stairways will be protected with draft curtains with closely spaced sprinklers. Building will be sprinklered with NFPA 13 system. Unenclosed stairway for the 3rd floor is an existing condition.

B                      (e) The code requires exit access stairways in Group R occupancies to be enclosed when connecting more than 4-stories. The request is to allow an existing exit access stairway connecting 4 stories + basement to remain unenclosed in the UB Building. Chapter 34 evaluation was used reflecting compliant vertical openings resulting in seven points being taken. The stair opening will be protected at each floor opening with a draft curtain and closely spaced sprinklers.



17-08-51

A

**Project:0**

**The Loft at Walnut Hill Farm, LLC, Bedford**

17814

The code prohibits additions to buildings or structures plus the existing building or structure from exceeding the height, number of stories, and allowable area for a new building or structure based on its construction type. The request is to allow a new covered patio addition to be put to the existing open and covered patio, without having to separate the new patio addition from the existing patio. The existing building is 2-stories. The covered patio addition is 1-story, is open on 3 sides, and doesn't add to the fire area of the building. The code limits the height of buildings or structures of Type V-B construction to 1-story. The separation is required due to the existing building being 2-stories and is over the allowable height for the construction type. The existing building and addition are within allowable area.

