

STAFF REPORT

Report Date: 04/02/2015

"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.

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.

Tables Variances

15-01-38

Project:0

Wernle Youth and Family Treatment Center (admin bldg),Richmond

D

Wernle Youth and Family Treatment Center-Admin Bldg. – Richmond
The General Administrative Rules require existing buildings to be maintained in accordance with the rules of the Commission or its predecessor agency at the time of construction. The request is to remove a deteriorated fire escape and not replace it. What is the cost to repair or replace it?

15-02-20

Project:0

Fire Suppression Variance,Mooresville

C

Children's Park Child Care Center – Mooresville
The code requires automatic sprinkler head for commercial cooking system, to be replaced at least annually. The request is to not replace the sprinkler heads. Per the proponent, there is a fire suppression system over a residential stove and there's no frying of any kind ever done. In addition, the proponent states there is no oil of any kind ever in the building. All foods are heated using only the ovens, except for canned vegetables which are heated briefly on the stove-top. Therefore, the proponent feels a commercial grade suppression system is unnecessary. The proponent advises the hardship is due to poor economy, they are currently experiencing monetary difficulties, and the expense would be a burden.

15-03-6

Project:0

Westminster Presbyterian Church,marion

C

Westminster Presbyterian Church – Marion
The code requires a minimum clearance from the landing door and sill to be a smooth surface, not less than 0.375". The request is to allow the current doors to stay and replace the lift. The bottom landing is 3" from the door instead of 3/4". Why can they not put an angled metal piece on the bottom door to comply with clearance to eliminate pinch point?

15-03-18

Project:0

Carpe Diem Shadeland Ave.,Indianapolis

C

Carpe Diem Shadeland Ave. – Indianapolis
The code requires a fire flow of 4000 g.p.m. for 4 hours for a 22,396 sq.ft. Type V-B building. The request is to allow a reduced flow per exception: "a reduction in required fire-flow of up to 75%, as approved, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire flow shall not be less than 1,500 g.p.m. for the prescribed duration as specified in Table B 105.1". The proposed 22,396 sq. ft. Type V-B building will be fully sprinkled and Citizens Energy Group hydrants at the site will be capable of only providing only 625 +/- g.p.m.

New Variances

15-04-01

A

Burnham Rentals – Bloomington

The emergency escape and rescue windows do not meet the code for a structure built in 1999. The code at the time required a minimum net clear open area of 5.7 sq. ft., the minimum net clear height dimension of 24" with a width of 20", and sill height shall not be above 44". Window dimensions are height of 21 1/2" and a width of 37 1/2", with a sill height of 44" the net clear open area is only 5.59 sq. ft. To install 6 replacement windows will create an undue hardship. Similar variances have been granted before.

15-04-02

A

Indiana Endoscopy Center -Indianapolis Project #374094

The 2008 Indiana Building Code requires toilet room floors to extend upward onto the walls a minimum of 6". The request is to allow the toilet room floors to extend upward onto the walls a minimum of 4". Per the proponent, the 4" upward extension is allowed in the 2009 and 2012 IBC. The proponent states the toilet room floors have already been constructed to extend upward 4" and removing and re-installing to extend upward 6" would be both costly and wasteful, since the 2012 now accepts the 4" high base. 15846

15-04-03

C

Dillman Farms – Bloomington

The code requires a fire suppression system, when there is High Pile Combustible Storage over 12 ft. The request is to not install a fire suppression system. Per the proponent; Estimate to run 4 inch water line to building from Van Buren Water, Inc. for \$15,100.00 and Estimate from Harrell-Fish Mechanical Contractors for installation of fire protection for 60 ft by 60 ft building (30 ft by 60 ft storage and 30 ft by 40 ft freezer and 20 ft by 30 ft cooler) for \$78,800.0 15816

15-04-4

C

Liberty Self Storage – Wabash

The code requires the fire suppression system to be maintained in accordance with the code. The request is to disconnect the fire suppression system in a storage facility. Per the proponent; the building is a non-climate controlled indoor storage facility for vehicles, RV, campers, boats, motorcycles. Square footage of the building is 42,000. What is the cost to repair the system and maintain the system?

15-04-5

C

Blessed Beginning Care Center Remodel - Nappanee

The code requires the construction for the proposed change of use building to be a V-A construction with a full fire suppression system. The request is to allow a change of use to an I-2 use and remain a V-B construction, with a full NFPA 13 fire suppression system. Per the proponent, requesting the building to be changed to an I-2 occupancy with 8 birthing suites. All exits of the building area at level discharge, 2 exits are required and 4 exits are provided. Code compliant egress windows will be installed in each of the 8 birthing suites. At no time will a newborn infant be out of the direct care of the mother, father or staff.

15-04-11

Project:0

**Arlington Heights Elementary School Preschool
Addition,Bloomington**

C

The code requires a 2 hour fire wall for separation over area buildings. The request is to use a 2-hour fire barrier to separate the proposed 734 sq ft. music room addition from the existing building in lieu of a fire wall. Per the proponent; The existing building is approximately 38,000 sq ft in area. The addition and existing building are both classified as E Occupancy and Type II-B Construction. An existing cmu + limestone exterior wall will be used as the 2-hour fire separation where adjoining the addition. A new 8-inch core-filled cmu wall will be provided where the 2-hour separation is into the existing building. Constructing a new 2-hour fire wall is logistically complicated by the need to place a portion of the separation into the existing structure. 15869

15-04-12

Project:0

Franklin Indiana Proposed Development,Franklin

C

The code requires fire wall(s) in order to make one building into separate buildings. The request is to permit the existing triple wythe brick walls, approximately 11 inches thick, to be used in lieu of a structurally independent 3-hour fire wall. The proponent states the existing building is 2-story Type III-B construction. The use of the building will be changing from a B/A-2 occupancy into an A-2 occupancy. The existing building will be evaluated using Chapter 34. Per the proponent, the maximum travel distance to an exit is 110 feet, while the code permits 250 feet. The hardship is the cost to provide 3-hour structurally independent fire walls in the existing building. 15880

15-04-13

Project:375492

TPG Marine Enterprises LLC,Indianapolis

C

The code requires alteration must meet current code. The request is for the existing building to be evaluated using Section 3412 in lieu of compliance with all of the requirements for new construction, to permit a floor opening that connects two stories and is open to the corridor.
Per the proponent; The building was constructed in 1940-1950's, the previous use was a restaurant (A-2 Occupancy). The proposed use of the building is an office (B Occupancy). The existing building is 1-story with a basement and Type III-B Construction. Each floor is 2,300 square feet. The proposed occupancy, office, is less hazardous than the previous use, restaurant. The 2-story opening is desired by the owner to allow natural light to the basement and make the space feel more open. This would be a complying opening if the owner installed a stair in the opening. The building is 1-story office building with a basement. Each floor is 2,300 square feet. The opening is not adverse, since both stairs are permitted to be open and the entire building. Smoke detection will be provided throughout each floor, the building will be provided with a fire alarm system, and emergency lighting and exit signs will be provided. There is no hardship listed this is a designers desire, the 2-story opening is desired by the owner to allow natural light to the basement and make the space feel more open. 15881

15-04-16

Project:367527 Penn Street Tower Renovation,Indianapolis

- C (a) The code requires a fire restive rating be maintained in all corridors and the level of protection be maintained until the exit.The request is to allow The 2-hour enclosed stair serving floors 8-15 in the apartment tower to transfer to another 2-hour enclosed stair beginning on the 7th floor which discharges to the exterior at grade. The transfer will occur within a 1-hour corridor, with a travel distance of less than 25 feet within the corridor. Per the proponent: The 15-story apartment tower and the 7-story Home 2 hotel will be separated on each floor with a 2-hour fire barrier, providing separate fire areas on each floor and therefore refuge from a fire in the compartment of origin. The path of egress between stair enclosures will be within a 1-hour rated corridor, with travel of less than 25 feet.The entire structure will be protected throughout with an automatic sprinkler system per NFPA 13. Hardship is due to location of existing elevators in the annex structure, it is not feasible to build a dedicated 2-hour rated exit passageway to connect the 2 stair enclosures. 15905
- C (b) The code requires means of egress to be maintained during construction and demolition, remodeling or alterations and additions to any building. the request is to allow a temporary egress corridor to be provided to access the 2nd exit from floors 2-7 from May 15 until the end of January, 2016, due to The ongoing construction of the Home 2 hotel build-out in the adjoining 7-story,annex, structure will require. Per the proponent: The Penn Street Tower project involves conversion of the 15-story 1910 high-rise building from office use to apartments. The building is Type IA Construction. 15905

15-04-17

Project:0 Jasper Warehouse and Office Building ,Jasper

- C (b) The code requires the sprinkler system to be maintained. The variance request is to permit the non-functional sprinkler system to be to have sprinkler system removed from the existing buildings (numbers 9 & 10). Per the proponent:the buildings are currently used as storage buildings with an office space for the contractors who lease these buildings. The date of construction of the buildings is unknown, so it is unknown if the sprinkler system was required by the code of record.The buildings are classified as B/S-1 Occupancies, 1-story, and Type II-B construction. Building 9 is 1,314 square feet. Building 10 is 2,729 square feet. It is a cost hardship to provide a complying sprinkler system in these buildings. The buildings were formerly the Jasper Office Furniture Co., which has not been in operation since 2003. The sprinkler system in these buildings is not functional due to the age of the system and not properly being maintained, many components are failing.
- A (a)The code requires at least one of each type of fixture provided to be accessible. The request is to allow the shower provided in the new rest room on the 2nd floor to not be an accessible shower. Per the proponent:The project is renovation of an existing office building, B Occupancy. The shower has been provided for employees who may want to shower after working out or getting dirty in the field surveying land. Accessible restrooms have been provided on the 1st and 2nd floors for visitors. The shower is not a required plumbing fixture for a B Occupancy per Table 29, IBC. 15909

- 15-04-22** **Project:375078** **Pinewood Elementary School,Elkhart**
- A The code requires fire partitions to extend to the underside of the floor or roof sheathing, slab, deck above or to the fire-resistance-rated floor/ceiling assembly. The request is to have a new 1-hour fire partition forming a corridor wall separating the existing media center and classrooms from the corridor, to extend to the underside of an existing ceiling bulkhead. Per the proponent, the original layout was done as an open-concept, without a room/corridor separation. The proponent states the partitions are being provided to provide enhanced security for the classrooms and media center. The proponent advises the hardship is due to the condensed construction within the bulkheads, it is not practical to extend the corridor walls to the deck above. 15870
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- 15-04-23** **Project:375080** **Woodland Elementary School,Elkhart**
- A The code requires fire partitions to extend to the underside of the floor or roof sheathing, slab, deck above or to the fire-resistance-rated floor/ceiling assembly. The request is to have a new 1-hour fire partition forming a corridor wall separating the existing media center and classrooms from the corridor, to extend to the underside of an existing ceiling bulkhead. Per the proponent, the original layout was done as an open-concept, without a room/corridor separation. The proponent states the partitions are being provided to provide enhanced security for the classrooms and media center. The proponent advises the hardship is due to the condensed construction within the bulkheads, it is not practical to extend the corridor walls to the deck above. 15871
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- 15-04-24** **Project:374351** **The Renovation of the Deming Center, Terre Haute**
- A The code requires all systems or parts of all buildings and structures to be maintained in conformance with the applicable rules of the commission in effect when the system was installed or altered. The request is to remove existing hose cabinets in the corridors on floors 2-8. Per the proponent, the fire department has stated they won't be using the existing hose cabinets. The proponent states the hardship is the cost to maintain a fire protection feature that won't be any benefit to the fire department.
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- 15-04-25** **Project:0** **Building 1 Expansion - Plainfield Business Park, Plainfield**
- A The code requires thermoplastic single-ply roofing to have a minimum design slope of 1/4 unit vertical in 12 units horizontal. The request is to have the roof slope of the new addition to match the existing building, which has a roof slope of 1/8 inch per foot. This is an addition that is being added on to a S-1/B occupancy, Type II-B construction building. Per the proponent, the roof structure will be designed to accommodate potential ponding from rain water and melting snow. The proponent states variance (14-08-69)(d) was granted in the past. The hardship is the maximum height permitted by the use of an ESFR sprinkler system, and the need to match the existing building and maintain the planned clear height in the building for tenant flexibility.

- 15-04-31** **Project:0** **Markey's Audio Visual Addition,Indianapolis**
- C The code requires fire roads to not extend in excess of the building by 150 ft. The request is to allow the extension to be 213 ft from the building. Per the proponent: Fire road exceeds the 150 feet by 213 feet of all portions of exterior walls of the high-pile storage portion of the building. The building addition will be protected with an Early Suppression Fast Response (ESFR) system per NFPA 13, 2010 Edition. Class I Manual-Wet Standpipes will be located at each required fire department access door. The owner's undue hardship involves the tight constraints of the site and surrounded by future development. I-70 and Keystone Avenue also border the site.
- 15-04-32** **Project:376010** **Indiana Downs Quarterhorse Barn,Shelbyville**
- C The code requires the building height and area to not exceed the limits specified in Table 503 based on construction type. The request is to have an over allowable area of 9,625 sq ft per. Per proponent: The 1-story horse barn, 37,633 square feet in area, will exceed the allowable area of 9,625 sq ft per Chapter 5, IBC, or Type VB Construction. The barn is classified as U Occupancy per Sec. 312.1, "agricultural buildings that are Class 1 structures". The building is designed with 100 horse stalls. The nearest structure on the same site will be separated by a distance of 114 feet from the proposed building. Hardship,The provision of multiple fire walls in the building would be a significant operational hardship. 15874
- 15-04-33** **Project:376600** **AI Camp Bunkhouses,Marshall**
- C The code requires a fire suppression system be installed in all Group R occupancies. The request is to not install a fire suppression system. Per the proponent: This is a new bunkhouses with 2000 sf used for 2 non-residential sleeping rooms and restrooms housing 36 total people. The camp, used predominately during the summer months, is located in a rural area without the infrastructure to provide sufficient water for a sprinkler system. The bunkhouses have been located a minimum of 30 feet from existing structures on the site. A 1 hour fire separation wall and a 45 min fire door have been included to separate sleeping rooms which contain an egress door and two egress windows for each 18 campers.Fire and smoke alarms are included in the project. Several Staff Members are part of the Marshall Volunteer Fire Department and have received additional training. The added cost of a sprinkler system would result in them not being constructed, limiting attendance to the camps. 15882
- 15-04-34** **Project:0** **Carmel Clay Fire Station #43,Carmel**
- B The code requires all elements and designs to be installed per Chapter 11 accessibility. The request, is for area will to not be designed for accessibility per Chapter 11, IBC. Per the proponent: Elements and spaces for exclusive use by fire fighting personnel on the 2nd floor, including showers, toilet rooms, and the kitchen area will not be designed for accessibility per Chapter 11, IBC. The building is classified as B Occupancy and Type VB Construction. The project involves the construction of a new 2-story + basement fire station with 3 engine bays, office area, and living quarters. The 2nd floor will be used exclusively by fire fighting personnel, and will not be open to the public, visitors, or other employees. Previous variances have been granted.

15-04-37

Project:375011 3 Amigos Restaurant,Kokomo

- D (a) Denied: This application cannot be processed due to it being released as new construction, this application was sent through plan review without the Chapter 34. Plan review has offered to expedite this if refiled properly. It is not new construction and requires to go through plan review with a Chapter 34 evaluation
What is the hardship? 15894
- D (b) Denied: This application cannot be processed due to it being released as new construction, this application was sent through plan review without the Chapter 34. Plan review has offered to expedite this if refiled properly. It is not new construction and requires to go through plan review with a Chapter 34 evaluation.
What is the hardship? 15894

15-04-38

Project:373020 Messer Regional Office Renovation,Indianapolis

- D The code requires a 1/2 " maximum height on a transfer-type shower stall. The request is to allow a height of 2 1/4". Per the proponent:The threshold for the newly installed transfer-type showers adjoining the fitness room is 2 1/4-inch in height in lieu of the required 1/2-inch maximum height permitted for new construction.The project is an interior renovation of an existing building for Messer Construction. A threshold height of 2 inches is permitted for installations in existing buildings per the exception to Sec. 608.7 where existing structure is a consideration. The installation is complete. Extensive demolition is required at this point to lower the threshold. If this is a new shower why was it not designed to be code compliant? What is the cost to become code compliant? 15900

15-04-40

Project:0 Fort Wayne Community Schools Construction Trades, Fort Wayne

- C (a) Code requires corridors to be fire-resistance rated depending on the occupancy and occupant load entering the corridor system. The request is to not rate a portion of the corridor with 1-hour fire partitions and rated doors. The proponent states an automatic sprinkler system will be provided throughout the building with an NFPA 13 system with the exception of combustibles concealed spaces. Per the proponent, a Chapter 34 analysis was done without taking credit for the sprinkler system and the non-complying corridor. The existing corridor construction is not fire-rated and is scored as "less than 1-hour" per Chapter 34. The corridor will be designed to resist the passage of smoke and will include self-closing doors. The proponent states there will be less than 60 students in the building with less than 20 students in each class. Per the proponent, it is not practicable to create 1-hour fire partitions with complying termination and penetrations, due to the height of the structure and the existing utility elements overhead. 15912
- C (b) The code requires passing scores in all categories when using Chapter 34 for evaluation. The request is to receive 59 points for the Fire Safety Column, 44 points for the Means of Egress column, and 56 points for the General Safety column. The proponent states the hardship is the available funds for life safety upgrades, after the minimal necessary functional upgrades for the new use, are insufficient to do all things necessary to achieve a passing score. 15912

15-04-41

Project:375801 SLEEPY OWL BANQUET HALL, NORTH WEBSTER

- C The code requires a fire suppression system to be installed. The request is to not install a fire suppression system. Per the proponent; there are 2 fire stations within 4 miles of site. North Webster does not have a public water system. The addition cost of \$145,000.00 will be half of the project cost. 15867

15-04-43

Project:0 Grand Park Indoor Sport and Recreation Facility,Westfield

- C The 2010 ASCE7 standarad was updated from the ASCE7-2005 Sec. Sec. 7.3.4 snow loads for roofs. The new code requires striker compliance for snow roof loads. The request is to allow usage of the ASCE7- 2005 code in lieu of the new 2010 code. This is a new facility. Per the proponent: the building will be an indoor sports facility with 3 playing fields, a mezzanine, and an attached support structure that will include dining, rest rooms, small retail concessions, and other related support functions. The building will have a total floor area of approximately 372,000 sq ft. The building was designed and bid using the 2008 IBC and the referenced ASCE7-2005 standard. Hardship: The increase in cost to use the 2010 ASCE7 standard for snow load design will increase cost by approximately \$190,000. What is the total cost of the project? 15914

15-04-44

Project:369667 Penn Place Apartments,Indianapolis

- C The code requires a class one standpipe with two risers with a minimum flow rate of 750 GPM. The request is to not install the standpipes. Per the proponent:The building is fully sprinklered. The existing water main will only provide a flow rate of 726 gpm at 20 psi. The hydraulic calculations for a combined system show adequate water supply and pressure. The total project cost for the main replacement from 12th street to 16th street would be approximately \$350,000 (1,800 linear feet).This cost includes all construction, materials, and design costs The portion the owner would be covering would include 14th street to 16th street (870 linear feet). The estimated cost of the main replacement from 14th to 16th would be approximately \$175,000. 15915

15-04-45

Project:373861 St Joseph Brewery and Public House,Indianapolis

- B The code requires safety glazing materials on glazing adjacent to stairways,landings, and ramps. The request is to not provide safety glazing on the glazing in the existing exterior windows that are adjacent to the replacement stair constructed to the existing mezzanine. The proponent states the building was constructed in 1879 as a church and has been vacant since 1949. It is now being converted into a brewery. Per the proponent, a handrail will be provided along the exterior wall including the windows and a "toe kick plate" will be installed at the edge of the stair where adjoining the windows. The proponent states the hardship is the existing windows are a historically significant feature of the building.

15-04-46

Project:370892 Parkview Apartments Phase II,Columbus

- A (c) The code requires that return air not be taken from a kitchen source. The request is to allow return air be taken from a kitchen source. Per the proponent: A new three (3) story apartment complex, Type VA construction will have return air taken from all areas of the apartment (open floor plan), which includes the Kitchen area. Does the design meet the intent to item 4? If so then no variance is required. 15922
- C (b) The code requires safety glazing in hazardous locations. The request is to allow non glazed glass in hazardous locations, in a apartment complexes. Per the proponent: In lieu of the required safety glazing a safety film will be applied provided by 3M. How will it be determined and whom will track when the safety film will be replaced, per manufacture requirements? 15922
- NVR (a) C/NVRThe code states that Sprinklers shall not be required in any porches, balconies, corridors, carports and stairs that are open and attached. The request is to not sprinkler the exterior exit area (this will meet the intent of the code). Per the proponent: the section of the areas being required to be sprinklered is part of the exterior exit discharge outside the building. The area that covers this discharge above is the landing of the interior stair.15922

15-04-49

Project:0

Green Sense Farms, LLC,Portage

D

The Electrical Code requires power source connectors for lights to be listed. The request is to use unlisted connectors. Per the proponent, Variance #14-12-30 was granted as a 60 days temporary variance in order for the proponent to come up with UL approval of a light module connector to be used at the vertical farming/growing facility. The proponent states it was anticipated that the UL testing and approval would be concluded in late December, 2014. However, now the anticipated time is around March 18, 2015. Therefore, the proponent is requesting an additional 60 days temporary variance. The March 18th deadline has passed and the department has received no more information or request. 15845

15-04-50

Project:374891

Big Woods Vilage Building,Nashville

C

The code requires a structural evaluation to be completed to demonstrate that the building is capable of resisting the minimum live loads specified in Chapter 16. The variance request is to permit the change of use without requiring the existing floor to meet the minimum live loads specified in Chapter 16. Per the proponent: The existing building has been evaluated using Section 3410 in lieu of compliance with all of the requirements for new construction. The project involves the conversion of an existing retail building to a restaurant and brewery. The building is 2-stories. The 1st floor is 5,187 square feet and the 2nd floor is 5,442 square feet. The building is classified as Type V-B Construction. Architect has approved the live loads for a Night Club / Banquet Hall. the following will be offered . The proposed strategy will permit the conversion of the building for the proposed use based upon conditions of the building as indicated in the attached score sheets. The following will be provided:
The 1st floor must be separated from the 2nd floor by 2-hour construction
The stair must be enclosed in 1-hour construction.
Each floor must be served by an separate HVAC system.
Smoke detection will be required to be provided throughout the building. A fire alarm system must be provided throughout the building. Emergency lighting and exit signs must be provided.
It is a cost hardship to reinforce the existing floor, estimated to cost at least \$50,000, as well as the loss of income due to additional construction involved. It is also an operational hardship because the space below is a finished space. Construction is complete and the restaurant/brewery Nightclub is ready to open. 15903

15-04-52

Project:0 Horse Barn Johnson County Fair Grounds, Franklin

C (b) The code requires Group A-3 occupancy to be provided with a sprinkler system when the fire area exceeds 12,000 sq. ft. The request is to not install a sprinkler system in a 19,000 sq. ft. horse barn being used for grooming and stabling horses, sheeps, and goats prior to being removed to the show arena. Per the proponent, the hardship is having to sprinker the building when it is only used 4-weeks per year.

C Johnson Co. Horse Barn – Franklin
(a) The code prohibits buildings or structures from exceeding the height, number of stories or allowable area. The request is to allow the horse barn to be over area. Per the proponent, the building is Type V-B construction and the allowable area is 10,500 sq. ft. The barn is 19,000 sq. ft. The proponent states the building will only be used for 4-H events, with no storage of RVs, boats, motor vehicles, and no banquet events or similar uses. There will be 4 exits provided, while the code requires 2 exits. The proponent further states the building will only be used 4-weeks per year.

15-04-53 C

Castle North Middle School Bleacher Mezzanine 2800 IN 261 -Newburgh
The code requires an automatic fire suppression system in Group E occupancies. The request is to add a mezzanine and be over area without adding a fire suppression system. Per the proponent; A bleacher mezzanine of approximately 2,470 sq ft will be constructed within the existing gymnasium increasing an existing fire area exceeding current code limit of 12,000 sq ft for a non-sprinklered E Occupancy fire area. The bleachers will be installed above existing Health classrooms on the north side of the gymnasium to provide additional seating for sporting events. Two (2) additional means of egress doors will be added to the existing gymnasium to improve choice of egress path from the gymnasium. Egress travel distance from the new bleachers will be a maximum of approximately 125 feet. Hardship is cost to provide sprinkler protection in the fire area effected. Egress Study?

15-04-54 B

Carmel Clay Fire Station #44 5032 East Main Street -Carmel
The code requires all elements and designs to be installed per Chapter 11 accessibility. The request, id for area will to not be designed for accessibility per Chapter 11, IBC. Per the proponent; Elements and spaces for exclusive use by fire fighting personnel on the 2nd floor, including showers, toilet rooms, and the kitchen area will not be designed for accessibility per Chapter 11, IBC. The building is classified as B Occupancy and Type VB Construction. The project involves the construction of a new 2-story + basement fire station with 3 engine bays, office area, and living quarters. The 2nd floor will be used exclusively by fire fighting personnel, and will not be open to the public, visitors, or other employees. Previous variances have been granted.

15-04-60

Project:0

JM Studebaker Building Renovation, South Bend

- C JM Studebaker Building Renovation – South Bend
(a) Chapter 34 evaluation – 44.1 in Fire Safety – 50.46 in measurable egress – 47.46 in General Safety. The code requires any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings to be structured as a fire wall. The project involves conversion of floors 2–9 of the existing 1909 JM Studebaker building in downtown South Bend to apartments from the previous office use. The building is 9 stories in height, plus a basement. The basement and 1st floor have historically been used for various commercial uses, which will remain the same. Per the proponent: The wall is a minimum 3-hour rated. The adjacent property has a masonry exterior wall immediately adjoining the party wall. There is an existing door in the party wall on the basement level, which will be replaced with a new 3-hour rated door assembly. Allowable increase for NFPA 13 sprinkler system taken. Hardship is the cost of constructing a new party wall in complete compliance with current code, with no additional benefit to safety. What is the cost to bring the building into compliance?
- C (d) The code does not allow overhang/exterior balconies to overhang without proper fire separation distance. The request is to allow balconies to overhang without proper fire separation distance. Per the proponent: Exterior balconies will be added to the north and east exterior walls of the building, accessible from individual dwelling units. Based upon the property line located on the exterior wall, the balconies are not permitted. Hardship is ascetics, the balconies are desired to enhance the value of the apartment units. The building is listed on the National Register of Historic Places. Will the historical society allow a building classified as an historically significant building per the National Park Service and the State Historic Preservation Office of DNR, to add balconies?. What is the actual distance between the balcony exterior and the adjacent overhang or projection from the other buildings?
- C (b) The code requires interior exit stairways to be enclosed in accordance with Section 1009.2.2 if it does not connect more than 4 stories. The building is 9 stories in height, plus a basement. The basement and 1st floor have historically been used for various commercial uses, which will remain the same. The request is to allow A minimum 18" draft curtain and a sprinkler curtain consisting of close-spaced sprinklers to be provided in lieu of enclosure at the ceiling at floor opening from basement to 2. A new 2-hour rated stair enclosure will be added to serve each of the apartment levels.
- A (a) The code requires the building evaluation to meet the mandatory safety score in Table 3412.8 and 3412.7 for each category. Where the final score for any category equals zero or more, the building is in compliance with the requirements of this section for that category. Where the final score for any category is less than zero the building is not in compliance with the requirements of this section. The project involves conversion of floors 2–9 into apartments. The request is to give additional points are achieved an overall passing scores as follow: 0.1 for the Fire Safety column, 6.7 for the Means of Egress column, and 3.5 for the General Safety column. The request is to allow points to meet the Mandatory Safety score, the actual scores are –29.1 –25.46 –22.46, Table T3412.8 (based upon lowest General Safety score for S–1 occupancy) 15 25 25 totals equal negative scores in all three category, –44.1 –50.46 –47.46. The hardship is there are very limited options to gain additional points. The building is listed on the National Register of Historic Places.

15-04-63

Project:0 Orion Safety Products Bldg Additions 7, 7B, 11A, 11B, 9A, 8A,Peru

- B The code requires an outside 250 gallon hose stream connection. The request is to not install the hose stream connection. Per the proponent: New H-3 Occupancy warehouse additions (#7 (480 sf), #7B (3,375 sf), #9 (3,571 sf), #9-A (978 sf), # 11 (3,675 sf), and # 11-B (1,050 sf) of Type II-B construction, will be protected with an ESFR sprinkler system. The owner's undue hardship involves the existing well does not have the available pressure and water to accommodate the 250 gallon hose stream. The sprinkler system has adequate water and pressure without the 250 gallon hose requirement. The ESFR system is designed to extinguish a fire and mitigates the need for outside hose stream requirements.

15-04-64

Project:0 Ivy Tech EXCEL Center,Noblesville

- C (b)This is a revised variance of the one that was approved last year, 14-09-28(a), except the E occupancy was added to the uses in the building.
The code requires the building to meet the current code. The request is to have the building evaluated using Section 3412 in lieu of compliance with all of the requirements for new construction. Per the proponent: The building is divided into 4 fire areas by existing 2-hour area separation walls. The variance request is to permit the existing 2-hour area separation walls in lieu of structurally independent 2-hour fire walls to define separate buildings for allowable area and height and for applying Section 3410. It is a cost hardship for the owner to make the existing 2-hour area separation walls structurally independent.
- C (a) The code requires a building to be evaluated using Section 3412 in lieu of compliance with all of the requirements for new construction. The variance request is to permit a score of +4 in lieu of -76.9 for, Building Area, in the Fire Safety column, +8.8 in lieu of -76.9 in the Means of Egress column, and +6.8 in lieu of -76.9 in the General Safety column for Building 4. Per the proponent: The building is changing use from a middle school (E occupancy) to a community college with assembly areas and a daycare with no more than 5 children under the age of 2 ½ years old (A-3, B, and E Occupancy). The building is Type II-B Construction and 2-stories. The building is sprinklered throughout. The hardship is the cost to restore the original 2-hour area separations walls that existed at one time. It has been estimated to cost \$582,000 to remove and replace non-rated doors, repair walls, fire stop penetrations, install head of wall fire rated joint systems, and install fire dampers in duct penetrations. Will the day care area have direct exit to the exterior?

15-04-66

Project:0 Ingreidion Project Hawk 2 Additions,Indianapolis

- B (a)The code requires a building over 100 ft to be a Type I-B construction. The request is to allow the building to be over 100 feet and be Per the proponent: The structure will be protected throughout with an automatic fire suppression system per NFPA 13, 2010 Edition. Structure is an equipment enclosure and not normally occupied with no work stations. Platforms are provided for employees to perform quality/performance inspections and maintenance. The owner's undue hardship involves the need for the height of the building to support the process equipment. If the building wasn't enclosed the height of building or other code provisions would not be applicable. Fire proofing of the structure would not be feasible based upon use of building and maintaining the fire proofing.
- B (b)The equipment platforms exceed the maximum two-thirds (2/3) permitted by Section 505.3.1. The design of the structure incorporates full equipment platforms for the equipment with no floor levels incorporated. Structure is an equipment enclosure and not normally occupied with no work stations. Platforms are provided for employees to perform quality/performance inspections and maintenance. The owner's undue hardship involves the issue if the platforms were considered stories the building would be required to be fire restive construction. Based upon the processes functions of the structure fire proofing would be a cost issue with ongoing maintenance of the fire proofing. The structure is enclosed to keep equipment out of the elements.
- B (c) A new multi-level fluid bed reactor equipment structure addition with equipment platforms of 841 sf per equipment platform, F-1 Occupancy, Type II-B construction will be separated from existing building with a sprinkler water curtain design per NFPA 13 Section 11.3.3.1 in lieu of the required 4-hour fire wall. Existing building and addition will be separated with close spaced sprinklers maximum 6'-0" on center designed as water curtain that will be hydraulically designed to provide a discharge of 3 gpm per lineal foot of water curtain, with no sprinklers discharging less than 15 gpm. Sprinklers will be located to protect full length and height of metal wall that separate addition and existing structures. Structure is an equipment enclosure and not normally occupied. The owner's undue hardship involves complicated connection to existing building where fire restive labeled assemblies and structural independence is not feasible. There will be several process piping connections between new addition and existing building.

15-04-67

Project:0 Pallet Recycling Storage Building,Evansville

- C The code requires alterations done to an existing building to meet the requirements for new construction. The request is to use an existing warehouse to store high pallet storage, but not be made to comply with the requirements for new construction. Per the proponent, pallets will be stored 10' high and there will be monitored smoke/heat detection installed throughout the building to provide early notifications to the fire department. The proponent states the hardship is that on-site sprinkler system upgrade to cover buildings would cost \$175,000 due to the lack of water pressure and unheated building requiring a dry system. Smoke/heat vents and draft curtains would cost thousands of dollars. The proponent further states, the buildings are very old and have little value other than rough storage and the building itself is not worth \$100,000.

15-04-71

Project:0 The Deck at Don Hall's Gas House,Ft Wayne

- C (c) The code requires a parapet to be provided on exterior walls that are required to be rated. The request is to have the exterior wall not extend as a parapet; instead terminate at the underside of the deck without rating the roof/ceiling elements spacing perpendicular to the wall. Per the proponent, a 2 hr. rated wall that terminates at the underside of the deck will be provided, while a one hour wall is required for separation less than 5 feet.
The proponent states the hardship is in order for the facility to fit on the small parcel of land and meet the flood plain restrictions, modifications are required to the separations.
- B (a) The code prohibits projections extending beyond the exterior wall where the distance to the property line is 0-2 feet. The request is to allow a distance of 2'0 of the property line on the east side of the property and a portion of the deck that fronts the public way and a portion that abuts an adjacent property. The overhang of the property, excluding the gutter is within 1'-0" of the property line. Per the proponent, the combustible projection that abuts the adjacent property (not the public way) will be built up by using fire retardant 2x construction, fiber cement board trim, and fire retardant plywood. The proponent states the hardship is for the facility to fit on the small parcel of land and meet the flood plain restrictions, modifications are required to the separations.
- A (b) The code requires full compliance with the 2010 Indiana Energy Conservation Code (ASHRAE 90.1, 2007 Edition) due to the restrooms having wall heaters that produce minimal heating. The request is to provide small heating units during the early spring and in the late fall in an enclosed space of less than 800 sq. ft., which includes restrooms, a warming kitchen, and utility spaces. Per the proponent, the building will not be used during the winter, will not be heated after the end of the season, and no cooling will be provided at any time. The proponent states the hardship is the cost to provide a fully compliant design to meet the Energy Code for a building with very minimal energy usage.

15-04-72

Project:367346 Sparta Sports Dome,Crown Point

- C The code allows participant sports areas in A-4 occupancies to not be sprinklered as long as the main floor area is located at the same level as the level of exit discharge of the main entrance and exit. The request is to have a spectator's viewing deck that is not located at the same level as the level of exit discharge, to not be sprinklered. The building is a 126,114 sq. ft. air-supported membrane structure, which contains a 3,000 sq. ft. accessory building. The spectator's viewing deck will be located above the accessory building and will be open above to the underside of the membrane dome. Per the proponent, the viewing deck has two means of egress leading to the level of exit discharge. The proponent states the hardship is since the dome structure above the open spectator viewing area ranges from 20' to 50' above the viewing deck, there are no reasonable means to support a fire sprinkler system from the fabric dome membrane and it would be a cost hardship to add a roof deck and support structure over the viewing deck area. Egress study?15868