



Indiana Fire Prevention and Building Safety Commission
Indiana Government Center South
302 West Washington Street
Indianapolis, Indiana 46204

July 3, 2018

1. Pursuant to IC 22-12-2-6, the Indiana Fire Prevention and Building Safety Commission's regular monthly meeting was opened by Chairman Nicoson at 9:03 a.m. on July 3, 2018.

a. Commissioners present at the Commission Meeting,

Mike Corey
Greg Furnish
Kevin Goeden, representing the Commissioner, Department of Labor
Joseph Heinsman
David Henson
Todd Hite, representing the Commissioner, Department of Health
James Jordan
Robin Nicoson, Chairman
Scott Pannicke
Michael Popich
Jessica Scheurich, Vice-Chairman

b. Commissioners not present at the Commission meeting:

c. The following departmental staff were present during the meeting:

James Schmidt, Deputy Attorney General and Legal Counsel
Douglas Boyle, Director of Fire Prevention and Building Safety Commission
Craig Burgess, State Building Commissioner
Denise Fitzpatrick, IDHS Code Specialist
Justin Guedel, IDHS Staff Attorney
Alan Blunk, IDHS Plan Review Section Chief
Kevin Troy, State Fire Marshal's Office – Code Enforcement Assistant Section Chief

2. Director Boyle conducted roll call, and noted that quorum was present.

3. Minutes Approval

- a. Correction to 18-06-24 Commissioner Popich voted against the variance; not abstained.

Director Boyle called for approval, with correction, of the minutes for the June 5th, 2018 Meeting. Commissioner Pannicke moved to approve the minutes, and Commissioner Scheurich made the second. It was voted upon and carried.

4. Rulemaking Updates

- a. Final Commission Action on 2018 Rule Re-adoptions –

Adopted – Commissioner Nicoson; Commissioner Popich

Section 1. Under IC 4-22-2.5-4, the following are readopted:

675 IAC 12
675 IAC 16-1.6
675 IAC 21
675 IAC 28

- b. 2018 Elevator Code Committee Update

Commissioner Corey stated the Committee didn't meet last week as they are struggling to have members submit code change proposals. They are working on

- c. 2018 Indiana Residential Code Committee Update

Commissioner Furnish stated they will be meeting in teleconference media center going over chapters 1-6 and 7-12. They will also be following up proposals for 1-6. On track to make Jan 1 deadline.

5. Commission Action on Third Party Inspection Agency Renewals

- a. T.R. Arnold & Associates, Inc.

Kevin troy, Code Enforcement Assistant Section Chief, recommend they be approved. Commissioner Furnish motioned to approve. Commissioner Popich made the second.

- b. TIRADCO, LLP

Kevin troy, Code Enforcement Assistant Section Chief, recommend they be approved. Commissioner Furnish motioned to approve. Commissioner Popich made the second.

6. Petitions for Administrative Review- Director Boyle stated that the following petition was timely filed:

Report of Inspection State Number BU29104
Indiana Center for Recovery

7. Commission Action on Non-Final Orders of Dismissal

- a. Beach Tiki Bar & Grill, Inc.
Cause Number: DHS-1725-FPBSC-018
- b. Brookville Park 52
Cause Number: DHS-1734-FPBSC-023
- c. Jessjenn Realty, LLC
Cause Number: DHS-1804-FPBSC-004

Director Boyle presented these Non-Final Orders of Dismissal for the Commission's consideration. Commissioner Popich moved to affirm the Orders, and Commissioner Scheurich made the second. It was voted upon and carried.

8. Review of Local Ordinances

- a. Ordinance No. 7-2018
City of Marion Neighborhood Preservation Ordinance

Status: Tabled – Commissioner Scheurich; Commissioner Furnish

Director Boyle state this had been received and tabled at the 6/5/18 meeting. IDHS's legal team is still in the process of reviewing the ordinance, and could use more time in order to give a staff recommendation. Commissioner Furnish mentioned concerns about local ordinances stating specifics about carbon monoxide detectors.

- b. Ordinance No. 2018-OR-6
City of Charlestown Property Maintenance Code

Status: Tabled – Commissioner Pannicke; Commissioner Henson

Director Boyle received this from the Charleston city attorney via USPS on 6/18/18. This ordinance is 31 pages, and a section pertains to building and fire safety laws with a

section that may not fall within the Commission's jurisdiction. After speaking with the legal counsel representing stakeholder's interest, there may be pending litigation/ legal issues. He requested they address the commission in person, and recommended no action be taken today.

9. Commission Consideration of Sanctions on a Previously Issued Variance (675-IAC 12-5-9)

a. Variance No. 18-05-61(b) – Hobart High School Natatorium Addition

Status: Revoked 18-05-61 (b) Commissioner Pannicke; Commissioner Nicoson
Conditions: Commissioner Pannicke asked they issue new variance stating sprinklers need to be over the seating

Under 675 it is stated when there is an issue with the information given to the commission to review a variance sanctions can be requested, and the commission can place these sanctions on a previously granted variance. Jim Schmidt, legal counsel, stated who has standing and what can be done. Josh Magner, LFO, stated the variance was for sprinklers not to be installed in the pool area. There wasn't any mention of seating in the pool area, but now there is seating for 607 people. Ed Rensink, RTM Consultants, had no objection to a condition being placed where the seating area and entire up level be sprinklered. He stated he caused the confusion not realizing this initially. It was asked if the plans had been submitted yet. He stated they are close to filing. Legal counsel advised they can.

10. Variances

a. Tabled Variances from 6/5/18 meeting

18-04-02 4 Boiler, Gary

Status: Incomplete Application, Tabled – Commissioner Furnish; Commissioner Pannicke

18-04-03 Coventry Court West Apartments, Fort Wayne

Status: Incomplete Application, Tabled – Commissioner Furnish; Commissioner Corey

Jim Murua, Assistant Chief, Fort Wayne Fire Department said the proponent intends to withdraw and comply.

18-04-06 Fairview Court Apartments, Fort Wayne

Status: Incomplete Application, Tabled – Commissioner Scheurich; Commissioner Popich

18-05-04 Fazoli's, Whitestown

Status: Tabled – Commissioner Corey; Commissioner Popich

Owner requested this to be tabled last month. No communication from owner for this meeting.

18-05-31 Auto Dealership, Lafayette

Status: Tabled – Commissioner Scheurich; Commissioner Popich

18-05-55 Concord High School 2018 Addition, Elkhart

Status: Approved with condition – Commissioner Scheurich; Commissioner Pannicke
Condition Variance approved till September 1, 2019

Ed Rensink, RTM Consultants, This variance is for a temporary egress. They are waiting for info from contractor but now design professional has issued an addendum to the contractors which they all have to sign off on. The addition is impacting existing corridors/ courtyard spaces which are being infield. Three areas that if they are not remedied, they will result in dead-end space. The addendum addresses these three areas. They will have to be left open (1) using a slab/gravel path (2) doors wired open (3) middle one- contractor is to keep protected path available for egress – either east through the building or west building. There will be proper signage and emergency lighting, and fire drills will be conducted for the students to be familiarized; not a heavy occupancy load but over 50.

18-05-61 (a) Hobart High School Natatorium Addition, Hobart

Status: Tabled – Commissioner Scheurich; Commissioner Henson

Ed Rensink, RTM Consultants, requested to table this.

18-05-75 Homie Hot Pot, Bloomington

Status: Tabled – Commissioner Furnish; Commissioner Popich

Proponent stated testing was done, but results still pending. Requested this to be tabled.

18-06-05 LaOtto Brewing Range Hood, LaOtto – *paper filing*

Status: Approved with conditions – Commissioner Scheurich; Commissioner Heinsman

Condition: One panni press with exception #2 507.2.1 Mechanical Code not to utilize raw meat products as to not produce grease laden vapors.

Opposed: 8-3 Commissioner Henson; Commissioner Pannicke; Commissioner Popich

Initially this was tabled due to an incorrect code citation which has been changed to 507.2. During inspection it was cited that a hood and fire suppression system needed to be installed over a movable plug in panni press. Josh Brames, owner of LaOtto Brewing, asked for the variance to not install the hood due to the challenges of neighboring buildings ,and the panni press being the size of a residential George Forman grill. Kevin Troy, State Fire Marshal's Office, stated it's just the equipment located in a cooking facility. Table 507.2 describes appliances. The cost to install all the equipment is 12k which isn't feasible. Craig Burgess, State Building Commissioner, stated a small pizza oven is okay if raw animal products aren't cooked. Proponent responded all meats are precooked. The establishment previously installed fire doors to compartmentalize the building.

18-06-06 Chancel Area Development and Mezzanine, La Porte – *paper filing*

Status: Approved – Commissioner Furnish; Commissioner Corey

Douglas Buell, Architect, stated that cutting out the 3/4” out of the risers would cause the church to have to make major structure changes due to steel building and current layout of sprinkler system.

18-06-07 Calvary United Methodist Church Ansel System, Syracuse – *paper filing*

Status: Tabled – Commissioner Scheurich; Commissioner Furnish

18-06-24 Fancy Flowers and Greenhouse LLC, Rome City

Status: Approved – Commissioner Pannicke; Commissioner Corey

Dusty Weddleman – Newman ,fancy flowers, approval to run flower shop out of an accessory building on her property residential property. The building is metal pole building/barn with 4x4s and 6x6s, metal siding and roof. Previously used as a garage. The establishment will have no employees just her and flowers, plants, arrangements. Currently running on temporary occupancy through her town. It runs a farmers market outside. Kevin Troy, State Fire Marshal's Office, Rule 13 application – released it with the condition that she get a variance with the commission. She understands that the condition is that CDR is invalid without a variance.

18-06-25 Covington Square Apartments – Interior Remodel, Valparaiso

Status: Approved with condition – Commissioner Scheurich; Commissioner Pannicke
Condition: Add the following:

- 2 hour unit separation between all units
- Smoke/ carbon monoxide according to 907.2.11.2
- Pull stations
- Visual and audio devices in hallways
- Exit doors with vestibule

Opposed: Commissioner Popich

Mike Silk met with LFO from Valparaiso who stated no opposition as long as variance was granted. Building previously housed a daycare, but owner wants to convert into an R-3. Craig Burgess, State Building Commissioner, questioned whether this met the current definition of a townhouse. Proponent stated none of the other buildings are sprinklered and the units have a collective entry corridor. Craig Burgess thinks this might not work as a townhouse based on the definition, and believes they need a variance to omit the sprinklers. (See IC 22-12-1-5 C)

Breaking and reconvening: Chairman Nicoson recessed the Commission at 10:29 a.m. It was called back to order at 10:42 a.m.

18-06-26 Petals and Produce, Indianapolis

Status: Approved with conditions – Commissioner Pannicke; Commissioner Corey
 Conditions: Allow the 30 x 50 tent to remain longer than 30 days at this location until the current version of the fire code is modified/changed/repealed provided the applicant cont. to get required permits and inspections.

Craig Hostettler stated his business is open from April to December weather permitted. Indianapolis granted a permit. Jeff Dean checks his tent every 30 days. This tent is 3300lbs with 28 ratchets. Jeff Dean informed him that his variance was for the old building code which let the owner use the tent strictly at that location. Requesting same variance under new code.

18-06-07 Calvary United Methodist Church, Syracuse

Change: Untabled – Commissioner Scheurich; Commissioner Furnish
 Status: Tabled – Commissioner Corey; Commissioner Furnish

Gary Green, Calvary United Methodist, 30 year ago a member purchased used commercial appliances which are currently in the church. Since the space has been rented to a daycare center which subjected them to inspections by the fire marshal. During inspection the commercial appliances and hood were cited, and it was asked that they be removed. The hood was left due to expense to remove. Currently two residential ranges are under the hood, but they aren't used. Ranges rarely used by church members. Craig Burgess, State Building Commissioner, questioned whether they need the variance to leave it in place in a non-operational state instead of removing. Suggested they remove the ancillary part of the system. Commission requested they look into this option before moving forward.

18-06-29 Fire Suppression System, North Vernon –

Status: Approved with condition – Commissioner Furnish; Commissioner Scheurich
Condition: Granted 48 months to raise the funds to sprinkler the 2nd floor

Dave Graham, Non- profit Shelter, this building is a 1880s' 2 story warehouse. The downstairs has been renovated into a half way shelter for the homeless. During renovation they opted out of 2nd floor sprinkler system as to avoid the extensive costs 6.8k. 2nd floor was previously rented out as apartments by previous owner. Proponent wants to use the living space to house volunteers during night shift. 2nd floor has a fire escape and an interior stairwell that is separate from the 1st floor, but the windows are painted shut. Commissioner Scheurich advised they make sure the water supply is sizable enough for the system to be installed on the 2nd floor.

18-06-31 1321 Hoyt Avenue, Indianapolis

Status: Tabled – Commissioner Furnish; Commissioner Scheurich
Abstained: Commissioner Popich

No proponent available to speak.

18-06-44 Alpha Tau Medical Building, Westfield

Status: Withdrawn – Ed Rensink

18-06-70 Wedding Banquet Hall – Furry, Culver

Status: Tabled – Commissioner Scheurich; Commissioner Popich

Tim Callas, J & T Consulting, rendered detailed drawings and new photos. The photos show hybrid truss/rafter design with 10ft on center. This structure has been here for 50 years. Currently no evidence of stress previously used as pig barn. Architect certified to 90 MPH winds. There are collar ties for each rafter every 2 ft. on center. Commissioner Heinsman stated this doesn't meet requirements and is surprised this is still up. He believes this isn't safe for the public. Rafters are over spanned and it would be a waste of money to get an engineer to come in. Callas requested this to be tabled.

18-06-71 Indiana Applied Behavior Analysis Institute, Fort Wayne

Status: Approved with conditions – Commissioner Scheurich; Commissioner Corey
Conditions: Install full NFPA 72 fire alarm system with monitoring
Opposed: 6 for; 5 against

Ed Rensink, RTM Consultants, stated Mr. Mcomas is willing to install a fire alarm system per agreement made with LFO , and still maintains its an I-4 due to not providing custodial care. Chief Jim Murua stated this variance would be a change of use, so they would still be an I. In a similar situation previously, the establishment was given time to install the sprinkler system, but Murua fears this will set a precedent. Mr. Mcomas wanted to renew the lease with the building owner, but knows the owner/ property Management Company won't occur the cost to install sprinklers in the 13k sq. ft. building due to wanting to sell. There was a discussion about strobe lights on fire alarm system effecting the progress of egressing due to clients having autism. Commissioner Popich suggested talking to John Swanson who is a Fire Marshal for another state who faces similar concerns having an autistic child.

18-06-80 Indiana State Fairgrounds and Event Center Tents, Indianapolis

Status: Tabled – Commissioner Scheurich; Commissioner Pannicke
Abstained: Commissioner Popich

b. New Variances - Category A/B

Status: Approved – Commissioner Scheurich; Commissioner Popich
Abstained: Commissioner Heinsman; Commissioner Pannicke; Commissioner Corey

The following variances were approved as submitted:

18-07-03 Crawfordsville WTP Chlorine Conversion Project, Crawfordsville – *paper filing*
18-07-05 PMG Egress Window Size, Bloomington – *paper filing*
18-07-06 (a)(b)(c)(d) Butler University – Lacy School of Business, Indianapolis
18-07-07 USF – Achatz Hall, Fort Wayne
18-07-08 (a)(b)(c) Evolve Bloomington Building 100 200 and Parking, Bloomington
18-07-09 Casey's Santa Claus, IN, Santa Claus
18-07-10 (a)(b) Franciscan Health Lafayette YMCA Suite, Lafayette
18-07-11 (a)(b)(c) The MK, Indianapolis
18-07-12 Living Stones Church, Crown Point
18-07-13 Lilly LCC Concourse Employee Amenities Project, Indianapolis
18-07-14 Middle Fork WTP Improvements, Richmond
18-07-15 Hamilton Heights High School, Arcadia
18-07-57 (a)(b)(c) Marriott Courtyard, Speedway
18-07-58 (a)(b)(c) University of Indianapolis Student Housing, Indianapolis
18-07-63 (a)(b) St. Francis Urgent Care, Indianapolis
18-07-64 (a)(b) St. Bartholomew Catholic Church Addition, Columbus

18-07-66 (a)(b) Witham Hospital Lebanon, Lebanon
18-07-67 Valparaiso High School, Valparaiso
18-07-68 PMG Egress Window, Bloomington
18-07-70 Nicely and Sons, Gosh

c. New Variances - Category C/D/NVR

Self-Representing Applicants/Architects/Designers/Non-Consultants outside of Indianapolis metropolitan area:

18-07-01 Menards Expansion, Lafayette – *paper filing*

Status: Approved with condition – Commissioner Pannicke; Commissioner Henson
Condition: Future owners of surrounding properties will need to build a fire access road if construction occurs on those properties.

Rodney Wekkin, Real Estate Menards, stated similar variances were in place for the West Lafayette and Avon locations. They don't want to install a fire access road due to the large green space, owned by Menards surrounding the building, and believes it cost prohibitive. Brian Alkire, Assistant Chief of Fire Prevention Lafayette FD, agrees the green space is adequate to fight a fire from.

18-07-02 Circus City Speedway, Peru – *paper filing*

Status: Tabled – Commissioner Pannicke; Commissioner Popich

No Proponent present

18-07-04 (a)(b) Wastewater Treatment Plant Improvements, Milford – *paper filing*

Status: (a), Approved – Commissioner Pannicke; Commissioner Corey
(b), Approved – Commissioner Pannicke; Commissioner

Ryan Brauen, Project Manager, stated they are adding a pole barn to store 4,400 gallons of Aluminum Sulfate. (a) Variance to omit sprinkler system. (b) Variance to store Aluminum Sulfate greater than permitted 975 gallons

18-07-16 HealthSouth Deaconess Rehabilitation Hospital, Newburgh

Status: Tabled – Commissioner Scheurich; Commissioner Corey

No proponent present.

18-07-17 Unused Kitchen Hood Vent System (Downstairs Kitchen), Leesburg.

Status: Tabled – Commissioner Scheurich; Commissioner Corey

No proponent present.

18-07-20 Furnace Rooms, Warsaw

Status: Tabled – Commissioner Scheurich; Commissioner Popich

No proponent Present.

18-07-28 Colfax, Warsaw

Status: No Variance Required – Commissioner Popich; Commissioner Corey

Chris Fulkers, Mineral Springs LLC, purchases an older apt. building. Originally 3 apartments with 1 having an upstairs and downstairs. The owner would like to change that 1 apartment into two apartments by taking out the staircase. He doesn't want to add a sprinkler system due to the costs. Each bedroom will have an egress window and all apartments will have fire barriers. Denise Fitzpatrick, Code Specialist, & Craig Burgess, State Building Commissioner, doesn't believe he needs a variance due to the occupancy load not varying. Commissioner Popich is inclined to agree with plan review since exterior isn't changing.

18-07-45 Asylum Xtreme Xtremnasium, Clarksville

Status: Approved with condition – Commissioner Furnish; Commissioner Popich
Condition: Sprinklers to be included under the trampoline decking.

Designed release 2 months ago. Proponent resolved issue concerning Last variance. Building use to be a Pep boys. Originally noncombustible construction. They created an elevated walkway. Currently no fire protection under that but they plan to install some – fully sprinkled including under walk ways. Shelly Wakefield, town of Clarksville, built before they received permits. Building per 1988 which did not allow combustibile construction. Variance is to allow fire barriers to substitute for fire walls. Sprinklers will be added over all the walkways. Currently the town hasn't seen any plans for this so maybe not submitted yet.

d. New Variances – Category C/D/NVR

Self-Representing Applicants/Architects/Designers/Non-Consultants inside of Indianapolis metropolitan area:

18-07-23 M S Logistics LLC, Indianapolis

Status: Tabled – Commissioner Scheurich; Commissioner Pannicke

No proponent present.

18-07-31 Bonna Station Indianapolis.

Status: Approved with condition – Commissioner Furnish; Commissioner Corey
Condition: Restaurant cannot exceed occupancy of 51.

Alex Intermill, Bose McKinney & Evans LLP, stated the variance is for the restroom required. The space is 1102 Sq. ft. and adding an additional bathroom would cost 30k. The previous owner ran a similar establishment and also exceeded the occupancy of 30. Current Owner wants to have the occupancy set at 51, and won't have outdoor seating Employees will use a separate bathroom. Health Department cited them on the restroom requirement. The bathroom hasn't been inspected for ADA compliance because of this variance. Commission wanted to make it clear they don't make any ADA decisions.

18-07-59 (a)(b) Thirteenth Hour Haunted Attraction, Indianapolis

Status: (a), Approved with condition – Commissioner Furnish; Commissioner Popich.
(b), Approved - Commissioner Furnish; Commissioner Pannicke
Condition: (a) 6,500 Sq. Ft. max with a limit of 16 nights of operation per year for the duration of this code.

Benjamin Gagne, owner, (a) requested same variance as last year which was approved until the end of last year. This attraction is located in between two buildings in a scrape yard and doesn't have a roof. Proponent wants to get the variance to last longer than a year since this is a side job. Attraction closes with adverse conditions. Inspector comes out each year and gets a permit every year. Increasing design size, but not taking up any more space just filling previously empty room. Would like to be granted for multiple years as to avoid coming back every year. (b) Owner is also requesting the same variance as last year to set the occupancy to 75 people from 50. There are exits every 100 ft., emergency audio and lights, and trained staff with 2 way radios.

18-07-60 Haunted House, Southport

Status: Approved with conditions – Commissioner Scheurich; Commissioner Goeden
Conditions:

- Limited to August 1- December 15
- operations not to exceed more than 30 nights occupied by the public
- Operation will shut down based on manufacturer promulgated wind speeds

Ryan Fowler , proponent, stated they would like to keep the tent up longer than 30 days due to the amount of time it takes to assemble/ disassemble the attraction. The tent hours of operation are 20 nights usually weekends with consecutive days closer to Halloween. These are rented tents, and are inspected every year. They close during manufacturer suggest weather or wind. Monitoring occurs during the assembly/ disassembly of the attraction.

Breaking and reconvening: Chairman Nicoson recessed the Commission at 12:41 p.m. It was called back to order at 1:41 p.m.

e. New Variances – Category C/D/ NVR

Consultants:

18-07-18 North Adams BP3 HS & MS Interior Renovations, Decatur

Status: Approved – Commissioner Corey; Commissioner Pannicke

Ed Rensink, RTM consultants, stated this is like every other pool room. Denise Fitzpatrick, Code Specialist, asked him if it was the pool room or just the area above the pool itself.

18-07-19 Valparaiso HS Upgrades Renovations, Valparaiso

Status: Approved with condition – Commissioner Furnish; Commissioner Henson

Condition: Variance extension for this phase till 7/31/2019

Abstained: Commissioner Heinsman

Ed Rensink, RTM Consultants, stated this project is happening over a 3 year span. Kids move around within the school as different area are under construction. The building is classified as unlimited so that means it needs sprinkler system. The variance is to phase the sprinkler system into the building as it being renovated. Other phases have already been sprinklered.

18-07-21 Woodruff Place Beholder, Indianapolis

Status: Approved with condition – Commissioner Pannicke; Commissioner Henson

Condition: Landing height will be brought to code.

Ed Rensink, RTM Consultants, stated the issue was found during construction. The side exit extends past the concrete edge, and that edge is the property line. This building use to house an auto repair shop, but currently is being remodeled into a restaurant. The side exit also has a 6 inch drop issue which will be fixed to meet code. It will also be ramped off to the right side down to grade. Variance is to allow 28.5” width for landing.

18-07-22 (a)(b)(c) Wes-Del Middle-High School, Gaston

Status: (a), Approved – Commissioner Pannicke; Commissioner Corey

(b), Approved – Commissioner Corey; Commissioner Heinsman

(c), Approved – Commissioner Pannicke; Commissioner Corey

Ed Rensink, RTM Consultants, (a) variance approved. Variance (b) involves allowing small corridor to be added to small part of building surrounding the auxiliary gym, weight room, and locker room. They are wanting to do this without making a fire rated separation. However a two hour fire wall will be added to a larger part of this addition. Corridor will have 1-hour fire partition. There will also be smoke detection in the corridor which will be tied into the fire alarm system. This is Type II-B construction with non – combustible materials. Variance (c) addresses the open gymnasium which is over the 12,000 sq. ft. threshold that will require a sprinkler system. This gym contains 7 exits with 6 of those leading directly outside. Travel distance to all exits is 75 ft. The school doesn't have a water supply capable of supporting a sprinkler system of that size. The cost to update the water supply and install sprinklers is \$220k or more. There will be a limited use of this gym.

18-07-24 North Mass Bouldering, Indianapolis

Status: Approved with condition – Commissioner Scheurich; Commissioner Corey
Conditions: Doors remain unlocked during business hours

Ed Rensink, RTM Consultants, first tenant proposed for industrial building classified as an A-2 and A-3 with a small court yard. There are two means of egress for the exterior courtyard. Variance request is to allow them to lock the gates after hours when no one is there as to prevent unauthorized access during off- hours. All exits have Panic hardware and signs provided at each door to remain unlocked during business hours. They have an NFPA 13 sprinkler system with max occupancy of 80.

18-07-25 Bottleworks District Building Two, Indianapolis

Status: Approved – Commissioner Heinsman; Commissioner Furnish
Abstained: Commissioner Pannicke

Old Coke- Cola bottling building is 14 stores, Placing this 20 ft. from the other building. The Variance is for the permitted number of openings based on distant. Owner owns both buildings. This building contains NFPA fire exposures.

18-07-26 Bottleworks West Elm Hotel, Indianapolis

Status: Approved – Commissioner Jordan; Commissioner Furnish
Abstained: Commissioner Pannicke

Same variance as 18-07-25 but only the first floor of the building will exceed the percentage.

18-07-27 St. Benedict Cathedral Parish, Evansville

Status: Approved – Commissioner Popich; Commissioner Corey

Ed Rensink, RTM Consultants, variance request to not install sprinklers due to the cost. The overall seating is being reduced but the loft capacity is increasing. A new stair case is being added. It would be disproportionate in costs to create space and install a sprinkler system.

18-07-29 (a)(b) Avon Hampton Inn and Suites, Avon

Status: (a) Approved – Commissioner Jordan; Commissioner Corey
(b) Approved – Commissioner Pannicke; Commissioner Furnish

Ed Rensink, RTM Consultants variance (a) is in A category. Variance (b) is for the podium structure, and the four floors of hotel rooms on top of the breakfast room. Vertical portion separated by 3 hour, and horizontal 3 hour assembly will support 3 hour construction.

18-07-30 (a)(b)(c)(d) Mainstay Property Group, Indianapolis

Status: (a) Approved – Commissioner Pannicke; Commissioner Popich
(b) Approved – Commissioner Jordan; Commissioner Corey
(c) Approved with condition– Commissioner Popich; Commissioner Pannicke
(d) Approved – Commissioner Scheurich; Commissioner Corey

Condition: (c) Max occupancy load of 30

Ed Rensink., RTM Consultants, variance (a) is to have nonrated storefront opening located on 1 hour exit wall on 1st floor. Variance (b) – the building will be sprinklered throughout, and the travel distance from entire 3rd floor is less than 50 ft. 26% in lieu of 33% in the code. Variance (c) is to allow 2nd story a single exit with calculated occupant load 35 (about). Code allows single exit up to 75 feet for a single B occupancy. There was a discussion about 35 being too many for a single exit. Variance (d) similar variances have been granted in the past. Variance is to allow the elevator to open into the first floor exit passageway. The sidelight openings will be sprinkled to protect openings.

18-07-32 A Renovation of the Koehlinger Building, Fort Wayne

Status: Approved – Commissioner Furnish; Commissioner Henson

Dave Cook, Ralph Gerdes Consultants, this variance is for a storage building in zoo. Asking to let it be 225 feet over code limit. Chief Murua determined there is no separation between the animals and the food storage, but he is okay with 225 feet.

18-07-33 Butler University Irwin Library, Indianapolis

Status: Approved with Conditions – Commissioner Scheurich; Commissioner Corey
Condition: Approved through 7/30/2019

Ralph Gerdes, Ralph Gerdes Consultants, this variance is for temporary egress during construction. Butler is building a new school of business, and there will be a 2 story connection to the existing Irwin library. They need to shut down a staircase while the connector is being finished. Library is 3 stories. Contractor thinks it is 8 months, but he is asking for a year. Existing library is not sprinklered. Discussion on capacity. Construction has been ongoing..

18-07-34 IU Devault Alumni Center Temporary Tent, Bloomington

Status: Approved with condition – Commissioner Pannicke; Commissioner Goeden
Condition: December 1, 2020 this variance needs to be brought back in front of the commission

Ed Rensink (RTM Consultants) and Rodney Johnson (IU/ IUPUI Inspector) want the tent to be able to be up for 8 months out of the year. These tents are rented out for weddings, Alumni events, and some other events. The tent is up for football season, and has electricity out there from the building. The tent is able to hold up to 120 people. They don't cook in the tent nor use sides. Willing to look into alternatives to the tent Tim Clapp (Bloomington FD), says IU is self-inspected usually but he believes this is a permanent structure due to the length of time it's up. He thinks they should build a shelter house. Which would serve the same purpose without requiring sprinklers. Commission wants this to have emergency lighting.

18-07-35 IU Memorial Stadium Temporary Tent Structures, Bloomington

Status: Approved with condition – Commissioner Heinsman; Commissioner Henson
Condition: December 1, 2020 this variance needs to be brought back in front of the commission

Ed Rensink, RTM Consultants, multiple tents around football stadium. Mainly used for eating area and ticket taking. They are 50 ft. away from stadium with no open flames and no cooking. If over 400 sq. ft. they have to have emergency lighting and extinguishers. Rodney Johnson, IU/ IUPUI Inspector, inspectors check these on game days. Tim Clapp, Bloomington FD, is more comfortable knowing they are regularly inspected. He would still like a sunset of 3 years (3 football seasons) so this can be revisited.

18-07-36 S&G Seeds Building Addition, Greensburg

Status: Approved – Commissioner Heinsmann; Commissioner Henson

Ed Rensink (RTM Consultants) and Tom Stewart (S&G Seeds) want a variance to increase the allowed size of a storage building for U Occupancy. Currently limited to 13,900 sq. ft. but want 23,490 sq. ft. They are classified as an agricultural operation with 30 employees. This current building is to store seeds in totes or paper bags. They're growing and packaging it. They don't alter or process only condition, and they store for a short period of time. They do have a fire wall to separate it from the plant. All of the newer buildings

are pre-engineered buildings with exterior doors provided less than 200 ft. Usually no more than 2 workers at a time in here to store or remove. No one lingers in the building. Other than size they meet code as C1 structure.

18-07-37 (a) (b) (c) TWG Ford Building Renovation, Indianapolis

Status: (a) Approved – Commissioner Corey; Commissioner Henson
(b) Approved – Commissioner Corey; Commissioner Jordan
(c) Approved – Commissioner Henson; Commissioner Jordan
Abstained: Commissioner Pannicke, Commissioner Heinsman

Ed Rensink, RTM consultants, Variance (a) to allow common path travel addition of 20 ft. from IMOCA – Art Museum. Will have a NFPA 13 Sprinkler system in the building. Variance (b) requests an occupancy load be change to 49. Variance (c) wants to maintain the historic nature of the steel which is exposed (structural). Classified as a Type 1B based on allowable area.

18-07-38 Phoenix Theatre, Indianapolis

Status: Not Approved - Commissioner Furnish; Commissioner Heinsman
Abstained: Commissioner Pannicke, Commissioner Popich

Ed Rensink, RTM Consultants, stated it doesn't say exterior exit door therefore the sign isn't required in which the commission agreed back in Feb for another building, and granted variance. Doug Bruce, City of Indianapolis – Construction services, issued the violation. 4 exit doors that lead to an exit discharge in which he believes the language is not ambiguous in his opinion. Craig Burgess, State Building Commissioner, thinks the signs should be provided if adjacent to each door to an area that exterior discharge, ramp, stairs, believes it's required. ICC said exterior exit door is also an exit discharge door and requires tactical exit sign. Signs deemed inexpensive.

18-07-39 (a)(b) IU Ballantine Hall Renovation, Bloomington

Status: (a) Approved – Commissioner Pannicke; Commissioner Henson
(b) Approved – Commissioner Pannicke; Commissioner Corey

Ed Rensink, RTM Consultants, renovation of 10 story building with classroom/offices. No change of occupancy. The renovation isn't really structural. They are tearing out and replacing mechanical, plumbing and adding sprinkler system. Variance (a) is standpipe connections to be located on main floor level landing in existing stairway. Variance (b) penthouse is less than a third of the roof area. Request is to permit existing mech. Level to be considered a penthouse per current code for treating new duct penetrations.

18-07-40 Marq, Lafayette

Status: Approved – Commissioner Henson; Commissioner Jordan

Ed Rensink, RTM Consultants, this is a 4 story type V-A building podium construction. Electrical contractor did not install the cables the way the architect anticipated they would – ambiguity in the drawings. Fire stop system that will be placed on top of the OSB floor at each level where we have these penetrations. Chief Brian, Lafayette, in lieu of a bottom membrane add sprinkler below the cavity. LFO, sprinklers probably the best option. Issue caught in February but wires were already run so half go straight up and half run through the floor. No way to shaft them. They have floor to floor protection. They will firestop the floor and will put sprinklers in.

Breaking and reconvening: Chairman Nicoson recessed the Commission at 3:37 p.m. It was called back to order at 3:47 p.m.

18-07-41 Penrose on Mass, Indianapolis

Skipped

18-07-42 (a)(b) Boston Scientific Office & Warehouse Additions, Spencer

Status: (a) Approved – Commissioner Heinsman; Commissioner Jordan
(b) Approved – Commissioner Popich; Commissioner Corey

Carrie Ballinger, RTM Consultants, This is a 2 story office addition and small warehouse addition to existing unlimited area building. Existing building has area that is less than 60 feet from the property line, and is fully sprinklered. LFO is okay with this. She has not heard any opposition and LFO supported the variance back in 1993. Variance (b) is to exceed allowable area for accessory uses. Cafeteria has 4 exits – directly at grade due to a sloping side. Additions are non-combustible construction.

18-07-41 Penrose on Mass, Indianapolis

Status: Approved – Commissioner Jordan; Commissioner Pannicke
Abstained: Commissioner Heinsman

Ed Rensink, RTM Consultants, this are laminated veneer lumber beams. Variance is for penetration of the drywall membrane with the LVL. LVL will have an inherent mass that gives them some fire rating – heavy timber and ties into wood post in the wall. They want to treat it like a pipe penetration. We do not think this is adverse to public safety. They have an enhance 13R system.

18-07-43 (a)(b) Westfield Middle School Additions and Renovations, Westfield

Status: (a) Approved – Commissioner Jordan; Commissioner Pannicke
(b) Approved with conditions – Commissioner Scheurich; Commissioner Popich

Condition: (b) - Approved through 3/20/2019
Abstained: Commissioner Heinsman

Dave Cook, Ralph Gerdes Consultants, variance (b) concerns temporary egress – renovations are causing challenges in terms of exits. There is smoke detection in corridors. Egress plan in place so Staff members go to certain locations to help get students out if the alarms go out. Variance (a) is travel distance is 280 ft. instead of 250 ft.

18-07-44 Westfield High School, Westfield – *table per proponent's request*

Status: Tabled – Commissioner Corey; Commissioner Furnish

18-07-46 130 East Washington Street Rooftop Deck, Indianapolis

Status: Approved with condition – Commissioner Heinsman; Commissioner Corey
Condition: No sources of combustion on rooftop deck
Abstained: Commissioner Pannicke

Carrie Ballinger, RTM Consultants, involves construction of a new rooftop deck on a 12 story building. Composite decking has class b rating with wood joists that will be treated with a fire retardant which would be a class A rating. Amenities space for the office tenants. Margi Bovard, Indianapolis FD, what's in place? The steel supports are in place. It would be an extreme hardship to order new product and replace what they've already got. Carrie thinks it meets the intent of the code. It has gone through state plan review.

18-07-47 (a)(b) Ratcliff Barn, Lafayette

Status: (a) Approved – Commissioner Jordan; Commissioner Corey
(b) Tabled – Commissioner Popich; Commissioner Heinsman

Melissa Tupper, RTM Consultants, this is a 1 story mezzanine area that will not be used by the public but will be used for storage for the Event barn. Mezz. has only a single exit. Per chapter 34, will install fire alarm system and smoke detection. Mezz. is open to the space below. Mezz only accessed by owner. Variance (b) didn't complete full report, but the structural evaluation has been completed. Commission is nervous about not seeing the details for the reinforcement, uncertain that the analysis has included wind and snow levels.

18-07-48 The Camelot Overnight Rental, Nashville

Status: Approved with conditions – Commissioner Heinsman; Commissioner Henson
Conditions: Entire 2nd floor including stairs and corridors is to be protected by NFPA 13D System (excluding the B occupancy/ Commercial space)

Melissa Tupper, RTM Consultants, Tonya Figged wants to convert her spa into overnight rentals. Existing VB construction with two windows together, and lower section is brown county visitor center. LBO and LFO are aware and have no opposition. 13D would not work in the entire space that includes bakery and doggie bakery. Open public space in residential area. Has smoke detection and fire detection system. Exit from the common area that goes directly outside. 83 feet is maximum distance to get out.

18-07-49 Lahody Steakhouse, Muncie

Status: Tabled – Commissioner Scheurich; Commissioner Corey

Melissa Tupper, RTM Consultants, renovation of existing restaurant. When they removed the hood, they discovered the duct work was not suitable for a type 1 hood. Previous restaurant was BBQ, so they had a smoker. Downtown building which sits on the property line. Railing at sidewalk level so no one walks under the exhaust outlet. They will add landing and stairs. 3 story building with finished apartments above. They didn't want to rent a crane and exchange the pipe. Now, someone has to climb 12 feet and dump the grease daily.

18-07-50 (a)(b) Clark Cabin, Bloomington

Status: (a)(b) Approved with condition – Commissioner Furnish; Commissioner Corey

Condition: Cannot be a rental.

Opposed: Commissioner Popich

Carrie Ballinger, RTM Consultants, Variance (a) request is to allow the second floor loft area to be access by a ships ladder instead of a stairway. Construction is all done. 264 sq. ft. space. Single family home that is not a rental. A few years old but just recently converted from an accessory structure to this cabin. Variance (b) is for the low hanging ceiling on the second floor loft. Occupants would be use to the low hang.

18-07-51 Monon and Main Mixed Use Development, Carmel

Status: Approved – Commissioner Jordan; Commissioner Scheurich

Abstained: Commissioner Pannicke

Carrie Ballinger, RTM Consultants, this is an exterior patio seating area. They want the door to be locked outside of business hours. This is 1 of 2 means of egress from that patio space. 1 stairway goes directly out. There will be a sign on the door that says it is to remain unlocked during business hours.

18-07-52 Addition to BHJ USA Inc., Logansport

Status: Approved with condition – Commissioner Pannicke; Commissioner Corey

Condition: Approved with the addition of a fire access road

Melissa Tupper, RTM Consultants, Several additions to existing building, and both will be fully sprinklered. An fire dept. access road will be provided outside the building.

18-07-53 Rawlins House Administration/Therapy Addition, Pendleton

Status: Approved – Commissioner Hite; Commissioner Pannicke

Melissa Tupper, RTM Consultants, this is a temporary means of egress variance. Addition is being made to end of building which will eliminate an exit during construction. I-2 so it is staffed 24/7. The exit is only temporary, and once the addition is done it will be opened back up. Signage will be up. When they exit out of the temporary door they will exit onto hard surface – she assumes it's a sidewalk..

18-07-54 Greater Lafayette Career Academy, Lafayette

Status: Approved – Commissioner Pannicke; Commissioner Corey

Melissa Tupper, RTM Consultants, this project is a change of use. Has to do with using clean agent system to protect server room. Unlimited area building.

18-07-55 Logansport Municipal Utilities, Logansport

Status: Approved – Commissioner Furnish; Commissioner Popich

Melissa Tupper, RTM Consultants, stores utility trucks for local utility company. Max of 5000 square feet once it gets to commercial vehicles. This is a noncombustible material building. Going from 3000 to 6000 sq. ft.

18-07-56 (a)(b) Edwards Acres Event Barn, Cambridge City

Status: (a) Approved – Commissioner Furnish; Commissioner Corey
(b) Approved – Commissioner Jordan; Commissioner Heinsman

Carrie Ballinger, RTM Consultants, Variance (b) request to allow to use chapter 34 to evaluate the barn. Passes 34 with the addition of the fire alarm system throughout. They don't plan on using the barn until next wedding season. Typical conditions include shunt trip for sound system, decorative materials will be fire retardant treated, lighting commercial, three exits provided, two required, and travel distance is less than 500 ft.

18-07-61 (a)(b)(c)(d) Office Remodel for Fat Butter Investments, Noblesville

Status: (a) Approved with condition – Commissioner Scheurich; Commissioner Corey
(b) Approved – Commissioner Scheurich; Commissioner Corey

- (c) Approved with condition – Commissioner Scheurich; Commissioner Corey
- (d) Approved with condition – Commissioner Scheurich; Commissioner Corey

Conditions – (a) Addition of 3rd exit/stairs from 2nd floor within 180 days or 12/21/2018
(c) Occupancy load of 3rd floor not to exceed 10 people
(d) Install fire alarm system with smoke detection within 180 days or 12/31/2018

Melissa Tupper, RTM Consultants, Darrel Cross, Noblesville fire department, construction of roof deck which was originally going to be a penthouse but owner added more stuff on.. Exterior walls are wood construction. Now it's a third story. Outside area is 110 square feet and inside is 172 square feet. Exceeds area amount for spiral staircase. Vertical space issue between floors. Occupant load of third space will be 10. First floor will be a brewery.

18-07-62 LCFS – Group Home and Facility Renovations, Indianapolis – *late filing*

Status: Approved – Commissioner Corey; Commissioner Heinsman
Opposed: Commissioner Pannicke
Abstained: Commissioner Popich

Ed Rensink, RTM Consultants, this was cited after the fact. Kitchen is not accessible. So asking for variance to not let it be accessible. 15 or fewer units so not required to be accessible in this particular building—there are 10 here.

18-07-65 Forest Quadrangle Residence Hall Renovation, Bloomington

Status: Approved – Commissioner Pannicke; Commissioner Heinsman

Ralph Gerdes, Ralph Gerdes Consultants, this variance pertains to sprinkler system. Two high rise dorms that have existed for decades. In the penthouse on each building, there are mechanical air-handling equipment and elevator equipment which is not separated. This was built prior to having an elevator code. They want to omit sprinkler system in the penthouse. They want to remove sprinklers from piping, capping standpipe and add heat detection system.

18-07-69 Imagineering Finishing Technologies, South Bend

Status: Approved- Commissioner Scheurich; Commissioner Henson

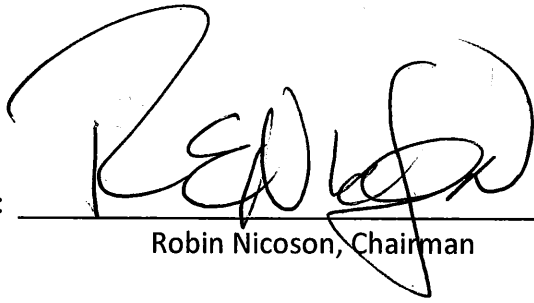
Tim Callas, existing building being added on to. 59k+ feet adding on. Facility coats and treats metal parts. Because of the site, they had to add a second story for their sales team and office management. Now they are in non-compliance. Code requires 4 hour wall to be in compliance. \$200k+ cost to do this. Both buildings are sprinklered. So this will only be done on one side. Water curtain design added. No exposing hazard here.

11. Comments and Closing Remarks –

- a. Chairman Nicoson said have safe trip home, and happy Fourth of July!

12. Adjournment at 5:22p.m.

APPROVED:



A handwritten signature in black ink, appearing to read 'Robin Nicoson', written over a horizontal line. The signature is stylized and cursive.

Robin Nicoson, Chairman