

STAFF REPORT**Report Date: 03/28/2018**

"A" category = staff recommendation is for approval with no equal alternatives because of noncompliance is not adverse.

"B" category = staff recommendation is for approval with equal alternatives as stated by the proponent.

"C" category = reserved, meaning staff believes Commission needs to discuss entirety.

"D" category = recommendation is for denial.

"I" category = incomplete (with permission of the Chairman).

"NVR" category = no variance required.

"T" category = tabled.

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

Tabled Variances**17-12-37****Project:0****Marian Hills Farm,Fort Wayne**

C (b) Permanent restroom fixtures will not be provided as required by code. The request is to allow a mobile restroom trailer to be used during each event for the code required number of plumbing fixtures. The restroom trailer will provide accessible, code compliant facilities for the occupants of the building. Drinking water will be available during the events. Proponent states restrooms will be constructed once city water and sewer is brought to the area in the coming years.

C 18074

TABLED BY PROPONENT 03/06/18.
 TABLED BY COMMISSION 02/08/18.
 TABLED BY PROPONENT 01/29/18.
 TABLED BY PROPONENT 12/20/17.
 TABLED BY COMMISSION 12/05/17.

(a) A Chapter 34 analysis will be used to convert a 1-story, 4,300 sq. ft. barn, with wrap around deck, into a building used for event space. Chapter 34 is not permitted to be utilized for a conversion of a non-Class 1 structure building to an A occupancy. The structure is not heated and will only be used during the warmer months of the year and primarily on weekends. Structural evaluation has been done and is attached.

17-12-56

C

Project:0

Berne Crossing, Berne

18069

TABLED BY PROPONENT 03/06/18.
TABLED BY COMMISSION 02/08/18.
TABLED BY PROPONENT 12/29/17.
TABLED BY COMMISSION 12/05/17.

The code prohibits a building or structure from being classified within a different occupancy group without being made to comply with the requirements for new construction or evaluating the change of occupancy using Chapter 34 Evaluation. Violation was written stating building was previously used as an "M" occupancy and is now being used as an "E" occupancy without filing plans with Plan Review to bring building into compliance with an "E" occupancy. Proponent states the building functions more like a Group "B" occupancy than a Group "E" occupancy and quotes the exception to the General Administrative Rules (GAR) section, stating that since this building was constructed prior to April 30, 1998 and function more like a Group "B" occupancy, the GAR would not consider the use a change of occupancy. The request is to consider the building's use as a Group "B" occupancy. Proponent states no more than 50 occupants will be in the building at any one time and students come to the facility and work individually on computers with the help of mentors.

18-01-09

Project: 4 BLAST FURNACE,GARY

I 18169

TABLED BY COMMISSION 03/06/18.
TABLED BY COMMISSION 02/08/18.
TABLED BY COMMISSION 01/03/18.

INCOMPLETE - LBO

The Elevator Code requires smoke alarms and heat detection to be provided with elevator. The request is to allow the systems to be omitted. Proponent states, requiring smoke alarms and heat detection to be installed would constantly cause false fire alarm due to the extreme heat, dust, and adverse environmental conditions. The elevator is a freight and is not used by the public. Violation was issued.

*****PAPER FILING*****

18-01-14

Project:0 Moose Lake Craft Village,LaOtto

C 17989

TABLED BY COMMISSION 03/06/18.
TABLED BY COMMISSION 02/08/18.
TABLED BY COMMISSION 01/03/18.

Chapter 34 is not permitted to be utilized for a conversion of a non-Class 1 structure to an A occupancy. The request is to allow an existing accessory structure (Class 2 structure) to be used as a Class 1 structure. The accessory structure is attached to a single family home, and will be used as gift shop, dining, storage, kitchen, and meeting spaces. The accessory structure will be separated from the home with 1-hour rated wall and doors in lieu of a 2-hour fire barrier. Travel distance to nearest exit is 50 feet. Fry/Stove in stock room? What will be the use of the second floor?

18-02-17

C

Project:0 Beach Tiki Bar & Grill, Greensburg

18138

TABLED BY COMMISSION 03/06/18.
 TABLED BY PROPONENT UNTIL MARCH HEARING.

The 2008 Indiana Building Code, code in effect when project was filed, required Group A-2 occupancy to be provided with an NFPA 13 sprinkler system. Proponent states in 2013 a Construction Design Release was issued for the building and the sprinkler system. The city of Greensburg issued a permit. Proponent states the sprinkler system was inspected on numerous occasions and an occupancy permit was issued. Entertainment permit was applied for in 2014, 2015, and 2016. The premises was inspected each time. In 2017 during an inspection for a renewal of the entertainment permit, a violation was issued requiring changes being made to the sprinkler system from what had already been approved. One of the issues were the sprinkler system was to extend to the back area of the building (5,000 sq. ft). The request is to allow the sprinkler system to remain as is without having to make alterations. *****Paper filing*****

18-02-61

C

Project:394601 Salomon Farm Learning Center Addition,FORT WAYNE

18229

TABLED BY COMMISSION 03/06/18.
 TABLED BY COMMISSION 02/08/18.

The code requires a sprinkler system to be provided in Group A-2 occupancy where the fire area has an occupant load of 100 or more. The request is to allow the sprinkler system to be omitted. Calculated occupant load is 285. The building is owned by the City of Fort Wayne and managed by the Fort Wayne Parks Department. Proponent states the hardship is the cost. Proponent states 60% of the time, the facility will be used as a summer day camp. The other 40% will be used for wedding receptions. Per the local building official, the City of Fort Wayne owns all the equipment to run the line and feels it shouldn't be a burden since they are not retrofitting an old building.

18-03-05

C

Project: TWIN LAKES CAMP ELM CABIN,HILLSBORO
18331

The code requires an automatic sprinkler system to be installed throughout all buildings with a Group R fire area. The request is to allow a 1-story and a basement 1,800 sq. ft. cabin, 900 sq. ft. on each level, to not be sprinklered. Proponent states there is not a kitchen in the cabin. Cabin is used only as a sleeping quarter, with 12 occupants per floor. Proponent states the campground does not have public water utilities. A variance was granted in 2013 with the following conditions as listed on the variance application: *****A one-hour fire rated assembly of ¾" gypcrete shall be installed on top of the subfloor and a layer of 5/8" Type X drywall under the floor joists must be provided between the 2 floors.

*****PAPER FILING*****

18-03-36

C

Project:388161 Renovations And Addition To Face Clinic,INDIANAPOLIS
18218

TABLED BY COMMISSION 03/06/18.

The code requires guards to be provided where a walking surface with an open area is located more than 30 inches above the floor, roof or grade below. The request is to allow removable guardrail to be installed by the maintenance man while he is on the roof servicing the appliance, and removed when he is done. Proponent states permanent guards would require holes in new roof. Proposed alternative will not require roof to be punctured.

- 18-03-37** **Project:395189** **Orangetheory Fitness Artistry,INDIANAPOLIS**
 C 18255
- The code requires each type of fixture provided in toilet and bathing room to be accessible. Where multiple single-user toilet or bathing rooms are clustered at a single location, at least 50% but not less than one room must be accessible.
- The request is that only one of four showers be accessible.
- The project is complete, this was cited during the final inspection for issuance of the certificate of substantial completion. It was not cited by state or city plan review.
- 18-03-45** **Project:394557** **The Mill at Ironworks Plaza,MISHAWAKA**
 C 18273
- The code requires sprinklers to be installed in accordance with their listing. The listing for the sprinkler requires baffles to be installed inside the concrete tee, to create pockets with a maximum permitted length of 32 feet. The request is to allow sprinklers to be spaced along the 32 feet length and on both sides where a baffle would be installed. Proponent states this would eliminate the need for a baffle.
- 18-03-46** **Project:391188** **Simplicity Funeral and Cremation Care,Zionsville**
 C 18290
- TABLED BY COMMISSION 03/06/18.
- The code prohibits maneuvering clearances at doors from including knee and toe clearance. The request is to allow the latch side door clearance from within each of the two (2) new rest rooms created within the existing building, to include knee and toe clearance from the adjacent lavatory. Proponent states there are no closers on the doors, providing greater ease in operation of the door from within the room. The inclusion of knee and toe clearance within this clear floor space was not prohibited in the 2003 ICC A-117.1 Standard.

- 18-03-56** **Project:390838** **Tom Wood Toyota,ZIONSVILLE**
 C 18311
- The code requires employees work areas to be designed so that individuals with disabilities can approach, enter and exit the work area. The request is to allow the interior swinging door to the tool room to be removed. A security roll up door or security gate system will be put in its place. There is a platform vehicle lift that is located outside of the tool room. There was a violation issued stating the lift was blocking the only door to the tool room. Proponent states a standard operating procedure list will be developed for the lift to ensure no one is in the tool room when the lift is being operated.
- 18-03-58** **Project:0** **Ivy Tech Community College- Craig Porter Energy Center,Lafayette**
 C 18313
- TABLED BY COMMISSION 03/06/18.
- (a) The code requires platform chairlift to have a headroom clearance throughout the range of travel of not less than 80 inches. The request is to allow two chairlifts to have 71 ¾ inches to 76 1/4 inches of headroom clearance at the top of the lift. A sign will be posted to indicate low ceiling height.
- C Tabled BY COMMISSION 03/06/18.
- (b) The code requires stairways to have a minimum headroom clearance of 80 inches. The request is to allow the new stairway to have 71 ¾ inches of headroom clearance at the top of the stairs.
- 18-03-66** **Project:0** **Bottleworks Development Blocks 2 and 3,Indianapolis**
 C 18316
- TABLED BY COMMISSION 03/06/18.
- (a) The code requires occupant load to be based on the calculated occupant load for the purpose of egress requirements. The request is to allow the occupant load for the roof-top outdoor plaza to be computed based on a fixed number. The plaza will be located on the roof a 2-story portion of the building. Access to the rooftop terrace will be controlled by the owners of the project and will not be open to the public outside of planned events where the occupant load is controlled. What is the calculated occupant load? What is the fixed occupant load?

18-03-68

Project:0**A Mother's Hope, Fort Wayne**

C

18282

TABLED BY COMMISSION 03/06/18.

The code requires a sprinkler system to be provided throughout all buildings with a Group R fire area. The request is to allow an existing 3,400 sq. ft. 2-stories with a partial basement residential home, to be used as a shelter for homeless pregnant women. Proponent states the maximum served will be 8 persons with two staff persons in the home except for at night where there will be one staff person who is awake. Smoke, fire, and carbon monoxide wireless alarm system will be provided and monitored by an off site security company.

18-03-74

Project:397798**Greene-Sullivan S.F.Campground Cabins,DUGGER**

C

(b) The code requires a sprinkler system to be provided throughout all buildings with a Group R fire area. The request is to allow the system to not be provided in the 270 sq. ft. cabin due to there being no inside plumbing. Electric and battery back-up smoke detector will be provided as required by code. Similar variance was granted in the past.

C

18329

(a) The 270 sq. ft. cabin will not be designed to comply with the Energy Code. The cabins will be located in primitive campground. Cabins will be provided without heat or air conditioning, as a shelter for campers equipped to withstand the prevailing weather conditions. Similar variance was granted in the past.

18-03-79

C

Project:0 Pro Shop Cold Storage,Paoli

18272

TABLED BY COMMISSION 03/06/18.

The code requires attics used for storage of combustible materials to be protected on the storage side as required for 1-hour fire-resistance-rated construction. The request is to allow the attic space adjacent to the Pro Shop to not be rated. The attic will store combustible cardboard boxes. Proponent states additional heat and smoke sensors and additional fire extinguishers will be installed in the area. Public is not allowed in the area, only employees and that is on a limited basis.

18-04-01

I

Project: Pull Stations,Ft Wayne

18397

INCOMPLETE - Code, edition, specific code section, LBO, LFO, Box 9 on application needs to be completed.

*****PAPER FILING*****

18-04-02

I

Project: 4 Boiler,Gary

18398

INCOMPLETE - Responsible party on front and back of application. LBO, LFO acknowledgements, Code and Edition.

*****PAPER FILING*****

18-04-03

I

Project: Coventry Court West Apartments,Ft Wayne

18399

INCOMPLETE - LBO,LFO

The code requires fire protection systems to be inspected, tested and maintained.

The request is to not reconnect the de-commissioned single exterior fire alarm pull stations and horns.

The proponent has installed hard-wired smoke detectors with battery back-up in every hallway and apartment.

Staff Concerns: If pull stations and horns are nonfunctional, code requires the total removal. Structure built in 1981

*****PAPER FILING*****

18-04-04

C

Project: Dow AgroSciences Show Farm Tents,Kirclin

18400

The code prohibits temporary tents and membrane structures from being erected for a period of no longer than 30 days within a 12 month period.

The request is to allow 3 tents to be in place from 6/4/18 - 8/31/18.

The proponent states that no sides will be attached to the tents. The tents are being used for public and employees at an onsite Show Farm.

*****PAPER FILING*****

18-04-05

C

Project: Blair Ridge Health Campus,Peru

18401

The code requires that egress doors be maintained in such a manner as to be adjacent construction and finishes such that doors are easily recognizable.

The request is to allow exit doors in the memory care unit to be painted.

The proponent states that the paintings on the doors serve to protect residents living with dementia. By camouflaging the exit doors it reduces the risk for elopement, causing risk for injury, harm or even death. Proponent states that removing the mural from the exit doors would heighten the curiosity, increasing their risk for harm.

*****PAPER FILING*****

18-04-06

I

Project: Fairview Court Apartments,Ft. Wayne

18402

INCOMPLETE - LBO, LFO

The code requires fire protection systems to be inspected, tested and maintained.

The request is to not reconnect the de-commissioned single exterior fire alarm pull stations and horns.

The proponent has installed hard-wired smoke detectors with battery back-up in every hallway and apartment.

Staff Concerns: If pull stations and horns are nonfunctional, code requires the total removal. Structure built in 1981.

*****PAPER FILING*****

18-04-07

Project:396466 Casey's Bremen, IN,BREMEN

A 18195

The code permits a vestibule to be omitted from a building entrance if the space served by the door is less than 3,000 sq. ft. The request is to allow the vestibule to be omitted. Proponent states the heating and air system comply with all codes for fresh air intake and exhaust. The building is balanced such that it is not pressurized. Similar variances have been granted in the past. One was granted last month.

18-04-08

Project:0 Strada Education Network,Indianapolis

A 18362

The code allows a flight of stairs to have a maximum vertical rise of 12 ft. between floors and landings.

The request is to allow the new monumental stair that will be constructed between floors 11 and 12 within the tenant space, to have an additional vertical rise of 6 inches, total rise will be 12 feet six inches. Stair is not a required means of egress.

An identical variance, 15-11-09, was approved to permit a convenience stair between floors 14 and 15 in the same building for an office tenant.

18-04-09

Project:397788 Wellbrooke of Avon,AVON

A 18365

The code requires corridors in Group I-2 to be continuous to the exits and shall be separated from other areas in accordance with code.

The request is to permit the dining and living rooms to be open to the corridor in the nursing home, I-2 Occupancy.

Proponent states the rooms are not used as patient sleeping rooms, treatment rooms, or hazardous areas. The corridors onto which the spaces open in the same smoke compartment are protected by an electrically supervised automatic smoke detection system. The building is protected throughout with an automatic sprinkler system. Similar variances have been granted.

18-04-10

B

Project:0**Hampton Inn & Suites, Fort Wayne**

18368

The code permits primary structural frame, supporting a roof only, in Type I-B construction, to be 1-hour fire rated.

The request is to have 2 exterior steel columns supporting the roof structure on the 7th floor (hotel) to be protected with sprinklers in lieu of fireproofing.

A sprinkler will be provided at the top of columns to spray the web of the steel. The application of water will absorb the heat from a fire impinging upon the column, providing sufficient cooling to protect the steel from structural failure. The building will be otherwise protected throughout with an automatic sprinkler system per NFPA 13.

18-04-11

B

Project:0**Jasper Public Library Cultural Center, Jasper**

18373

The code requires a fire wall to be used for separation in a building exceeding the allowable area.

The request is to allow a 2 hour fire barrier in place of a 2 hour fire wall.

The building is fully sprinkled per NFPA 13 and has 10 exits (8 pairs of double doors).

Close spaced sprinklers will be provided on both sides of the 2 hr. fire barrier above and below the suspended ceiling opening protection will be increased from 90 min. to 2-hour protection.

18-04-12

Project:0

Glasswater Creek of Plainfield,Plainfield

B

18374

The code requires corridors to be 1-hour fire-resistive construction and does not permit them to be interrupted by intervening rooms. Exceptions to this requirement are for foyers, lobbies, and reception rooms.

The request is to permit the lounge area on the 4th floor to be open to the corridor in new assisted living facility.

The building is protected throughout with an automatic sprinkler system. Smoke detectors tied to the fire alarm system will be provided in areas open to the corridor. Similar variances have been granted.

18-04-13

Project:0

The Kent,Carmel

B

18382

The code allows in other than Group B and M occupancies, exit access stairways openings to not be enclosed provided the building is equipped throughout with an automatic sprinkler system and the opening is protected by a draft curtain and closely spaced sprinklers in accordance with NFPA 13.

The request is to permit one of the stairs to be open from floors 2-4 in a new four story apartment building (R-2/A-3) occupancies and will be sprinklered with an NFPA 13R system.

Proponent states the opening will be protected by a draft curtain, closely spaced sprinklers. Similar variances have been approved in the past.

18-04-14

Project:386758 JJ Bulleit Building Renovation,Corydon

C 18284

The code requires a floor or landing to be on each side of a door and must be at the same elevation on each side of the door.

The request is to allow the landings to remain, based on the building being a historic structure.

The proponent states on five exterior entrance doors to the first floor restaurant and commercial space, there is a 1.5" to 4" elevation difference between the outside sidewalk and the interior floor. One door will have no elevation differential.

18-04-15

Project:393001 727 Illinois Hybrid Building,INDIANAPOLIS

B (b) The code prohibits exterior wall openings of a building from exceeding its permitted percentage of openings based upon fire separation distance to the adjoining property lines. The request is to allow the exterior wall on the south side of the building to have unprotected exterior openings of 12%. The code permits 10% based on being 6 feet from the property line. Additional sprinklers will be provided a maximum of 6'-0" on center along the south wall of Building #1.

C 18308

(a) The code requires Type B units to be installed where there are four or more dwelling or sleeping units occupied by residence in a single structure. The request is to use custom design for the units based on the owner's wishes. Per the proponent, the condo association will prepare deeds stating the owner of each condo will be responsible to update the unit to the minimum adaptable design if and when unit is sold. Similar variances were granted in the past.

18-04-16

Project:0 Childrens Autism Center ,Fort Wayne

C 18323

The code prohibits a building from changing its character or use causing it to be classified within a different occupancy group, unless the building is made to comply with new construction. The request is to allow a 3,700 sq. ft. tenant space that was previously used as a "B" occupancy to be used as an "I-4" occupancy, autism children, without being made to comply with the rules for new construction for the "I-4" occupancy. The request is to allow the continued use as an "I-4" occupancy for an additional 18 months. Proponent states the tenant space was cited due to the change of use not being in compliance with "I-4" requirements. Ages range from 2 - mid 20's with a maximum of 20 clients being in the building at one time.

18-04-17

Project:0 Childrens Autism Center,Fort Wayne

C 18324

The code prohibits a building from changing its character or use causing it to be classified within a different occupancy group, unless the building is made to comply with new construction. The request is to allow a 1,800 sq. ft. tenant space that was previously used as a "B" occupancy to be used as an "I-4" occupancy, autism children, without being made to comply with the rules for new construction for the "I-4" occupancy. The request is to allow the continued use as an "I-4" occupancy for an additional 18 months. Proponent states the tenant space was cited due to the change of use not being in compliance with "I-4" requirements. Ages served are 2 to the mid-20's. A maximum of 20 clients are in the building at one time.

18-04-18

Project:0 Home Guard Industries, Inc.,Grabill

C 18336

The code requires all buildings and structures, and any part of the fire or explosion systems to be maintained in conformance with applicable rules of the commission in effect when constructed, installed, or altered. The request is to allow the plumbing drops and the hose reels to be removed. Proponent states the interior fire hose reels are nonfunctional. Is the fire official aware of these items being removed?

18-04-19

Project:396903

**University of Indianapolis Student
Housing, INDIANAPOLIS**

- A (d) The code requires two-way communication at the elevator landing on each accessible floor that is one or more stories above or below the story of exit discharge. The request is to allow the new (4) story apartment buildings to not have the system. Most persons have cell phones. Similar variances have been granted in the past.
- C (c) The code requires the environmental air exhaust to be a minimum of 3 feet from operable openings in the exterior walls of buildings. The request is to allow a four story apartment building (2 buildings), to not have the bathroom exhaust and dryer vents 3 feet from operable openings into buildings. Building is sprinklered throughout with NFPA 13R system. What is the distance to the openings?
- A 18341
- (a) Dwelling unit kitchen air will be returned to warm-air furnace. Return air intake will be approximately five (5) feet from the oven/range. Code requires ten (10) feet of separation and serve the kitchen only. Similar variance has been granted in the past.
- B (b) Apartment unit air conditioning condensing units will not have auxiliary and secondary drain pans. Code requires secondary pans for multi-story buildings. Floor will be tiled and have floor drain. Similar variance was granted in the past.

18-04-20

Project:0 Applied Behavior Health,Goshen

C 18345

The code requires buildings where group I-4 day care is provided on levels other than the level of discharge, an automatic sprinkler system shall be installed on the entire floor where care is provided and all floors between the level of care and the level of exit discharge, other than the areas classified as an open parking garage.

The request is to allow 3 rooms to be used that will not have sprinklers or be on the level of discharge due to a split level floor plan.

The proponent states that services are conducted at a 1:1 patient/therapist ratio. Any patient utilizing the space will be with a trained professional from the moment they walk in the doors to the moment they leave. In addition to, there will always be a program manager on site to assist in the event of an emergency. The church is II-B construction with limited combustibles and there are 3 sets of stairs to the level of discharge.

18-04-21

Project:0 Home Remodel Project,Indianapolis

C 18350

The code requires egress windows in residential homes to have a minimum clear opening height of 22 inches. The request is to allow three bedroom windows to have openings that are less than 2 inches from the code requirements. Proponent states the custom windows cannot be returned and to get replacement windows that would fit within the same newly framed window space would require a different type/style of window which won't match the rest of the house windows. Discrepancy was found during framing inspection.

- 18-04-22** **Project:0** **Equipment Storage Building for Clunette Elevator,Leesburg**
- C 18351
- The code requires S-1 buildings greater than 12,000 sq. ft. to be sprinkled.
- The request is to build an 80' wide X 192' long Agricultural Equipment storage building (15,360 sq. ft.) and, not equip it with a sprinkler system.
- The proponent states the building will not be heated, will not have offices or restrooms and limited to employees only. The business is outside of city limits and does not have access to a municipal water supply. The proponent states the addition of fire rated wall to divide the area into 2 separate fire areas is not only costly but would also limit where and what equipment could be stored.
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- 18-04-23** **Project:398221** **Asylum Xtreme Xtremenasium,CLARKSVILLE**
- C 18353
- Where more than one exit or exit access doorway is required the code limits dead end corridors to be no more than 20 feet in length. The request is to allow the existing dead end corridor to be 40 feet in length. Building is being renovated to an assembly use. Dead end corridor issue is caused by the new use of the building. Two exits out of corridor? Door swing (100)?
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- 18-04-24** **Project:0** **Freedom Barn at the Hope Center,Indianapolis**
- C 18354
- A Chapter 34 analysis will be used to convert a 3-story, including a basement, 9,700 sq. ft. barn, Type III-B construction, into a building used for event space. Basement will continue its use as storage. Proponent states existing hayloft will not be used, no public access. Chapter 34 is not permitted to be utilized for a conversion of a non-Class 1 structure building to an A occupancy. Structural report included.

- 18-04-25** **Project:388111** **Urban Station Building A,BLOOMINGTON**
 C 18361
- The code requires hoistways of elevators and dumbwaiters, in Group R-2 occupancy buildings that penetrates more than three stories, to be provided with vents so that smoke and hot gases can be released to the outer air. The request is to allow an elevator installed in the 4-story building to not be provided with vents at the top of the hoistway enclosures. This requirement has been eliminated in the 2015 International Building Code. Building will be fully sprinklered with NFPA 13 system on first floor and NFPA 13R system provided in apartments.
- 18-04-26** **Project:390850** **Riley Children's Health Sports Legends,INDIANAPOLIS**
 C 18363
- (a) The code requires appliances to be accessible for inspection, service, repair and replacement without having to disable the function of a fire-resistance-rated assembly or removing permanent construction, other appliances, venting systems or any other piping or ducts not connected to the appliance being inspected, serviced, repaired or replaced. A working space of 30 inches deep and 30 inches wide is required to be provided in front of the control side to service an appliance. The request is to allow the IT rack located in the golf/concessions building to have equipment in the rack that protrudes in to the required 30 inches of clear space in front of the HVAC furnace. Proponent states the cover to the control panel can still be removed for access and maintenance to the unit.
- C (b) The code requires working space in front of electrical panels to be 36 inches. The request is to allow the equipment that is installed in the IT rack to protrude approximately 1 inch in front of the rack decreasing the required 36 inches of working space in front of the electrical panels. Proponent states although there may be a violation, workers access to the panels is not hampered.

- 18-04-27** **Project:395663** **Crawford Co Family Health,MARENGO**
 C 18364
- The code requires a minimum six foot-wide clear perimeter around the edges of the roof.
- The request is to allow the set-backs at 4' and 2' as installed.
- Proponent states that the panels are installed at a set-back of 4' at the eave line and 2' at the sides; the structure was built in accordance with state approved plans and received the violation after being built. Removal would impact payback of the installation and result in a loss of production.
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- 18-04-28** **Project:0** **1234 Prospect Street,Indianapolis**
 C 18366
- (a) The code requires hoistways of elevators and dumbwaiters, in Group R-2 occupancy buildings that penetrates more than three stories, to be provided with vents so that smoke and hot gases can be released to the outer air. The request is to allow an elevator installed in the 4-story building to not be provided with vents at the top of the hoistway enclosures. This requirement has been eliminated in the 2015 International Building Code. Building will be fully sprinklered with NFPA 13 system on first floor commercial spaces and NFPA 13R system provided in apartments.
- C (b) The code requires exit access stairway in Group R-2 occupancy to be enclosed in 2-hour rated construction where connecting four or more stories. The request is to allow the center stair of the building to be unenclosed. An 18 inch draft curtain and a sprinkler curtain will be provided per NFPA 13.
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- 18-04-29** **Project:396444** **Sliver Birch of Fort Wayne,FORT WAYNE**
 C 18367
- The code permits Group I-1 to receive a one story increase if the building is fully sprinklered with an NFPA 13 system. The request is to allow the building to receive a one story increase by providing an NFPA 13R system in lieu of the NFPA 13 system. The entire building is 4-stories 98,196 sq. ft. Type V-A construction. The code permits the building to be 3-stories.

18-04-30

Project:0**The Line Urban Flats,Indianapolis**

C

18370

The code requires stairway to be the same construction of the building. The request is to allow the stairs serving the Type I-A (non-combustible construction) podium building for the North and South buildings, to be of combustible material. The upper 4 story apartments are of combustible construction. The proponent wants to extend the combustible stairs all the way through the non-combustible building instead of having to switch to noncombustible at the bottom run of the stair. Similar variances have been approved in the past.

18-04-31

Project:0**Escape Indianapolis,Indianapolis**

C

18371

(a) The code permits electromagnetic locks to be installed on doors in Group A occupancy as long as they meet 5 criteria, one being that the hardware is affixed to the door leaf. The request is to allow the hardware to not be affixed to the door leaf. This is a remodel and conversion of a 3,700 sq. ft. tenant space on the first floor of a 2-story and a basement building that will be used as an escape room, A-3 occupancy. Locks will unlock if power is lost. Rooms are monitored, and all doors can be unlocked by attendants with a push button on the exterior of the door. Participants in the game are required to sign a waiver of understanding prior to entering the escape rooms. Variance was previously approved with expiration date of June 1, 2018 and a note stating, "All finishes shall comply with Type A-3 and B occupancies".

C

(b) A-3 Occupancy Escape Room will not comply with all Special Amusement Building requirements. Actuation of a single smoke detector, the automatic sprinkler system or other automatic fire detection devices will not immediately sound an alarm at a constantly attended location. An emergency voice/alarm communication system will not be provided. Interior finish may not be Class A finishes and exit markings will not be provided. Proponent states the requirements are excessive based on the actual use of the building.

18-04-32

Project:385295**Library Square,INDIANAPOLIS**

C

18375

The code requires 30' x 30' clear floor area around mechanical equipment for servicing.

Water heater above furnace projects out about 3 - 4 inches above the furnace. Inspector notes this violates vertical space for servicing.

Proponent states the furnace can still be accessed and serviced; water heater does not restrict access.

18-04-33

Project:0**1429-31 South Meridian St. Building
Remodel,Indianapolis**

C

18376

The code requires, when using a Chapter 34 Evaluation, a final score of zero or more in all categories (fire safety, means of egress, and general safety) in order to pass the Chapter 34 Evaluation. The request is to allow a score of +15 in lieu of 3.4 for Building Score_i in the Fire Safety column, +25 in lieu of 23.7 in the Means of Egress column, and +25 in lieu of 20.7 in the General Safety column. Previous use was an office and warehouse on the first floor and the 2nd floor had a 1-bedroom apartment. The 1st floor will be used for an outreach program for a church. The 2nd floor will not be occupied and will only be used for storage. Building is 2-stories with basement, 5,871 sq. ft. on 1st floor, 1,592 sq. ft. on 2nd floor, and 725 sq. ft. basement. Fire alarm and smoke detection system will be installed throughout the building. Maximum travel distance to exit is 67 feet, code permits 200 feet.

18-04-34 **Project:0** **DeKalb Co Eastern Schools Transportation Facility,Butler**

C 18379

The code allows the maximum travel distance for Group S-1 occupancy with one means of egress to be 75'.

The request is to allow the travel distance to be approximately 150' from a second level with one means of egress.

The building will be protected throughout with an automatic sprinkler system per NFPA 13. The common path of egress travel will be 111 feet. Access to multiple exterior exits are provided on the 1st floor. The 2nd level storage space will not be normally occupied, and is not accessible to the public.

18-04-35 **Project:0** **Indy Hyatt Dual Brand,Indianapolis**

C 18380

The code requires party wall located on a lot line between adjacent buildings, which is used or adapted for joint service; to be constructed as a fire wall and no openings are permitted.

The request is to allow the vehicular / pedestrian connector to be installed without separation between the two structures.

The proponent states both properties are protected with an automatic sprinkler system per NFPA 13. The interior portion of the proposed connector will also be provided with sprinkler protection.

18-04-36

C

Project:0 Concord High School 2018 Addition,Elkhart

18381

The code requires a fire wall be installed for separation when allowable area limits are exceeded.

The request is to allow a 2 hour fire barrier in lieu of a fire wall to be installed between the 30,440 sq. ft. addition and the existing building.

The addition will be structurally independent of the existing building.

Addition will be fully sprinklered as required.

18-04-37

C

Project:0 Selah House,Anderson

18383

The code requires at least one type of each fixture provided in each bathing room to be accessible.

The request is to allow the second floor bathroom to not be accessible.

The proponent states this project involves the conversion of offices to sleeping rooms. Proponent also states there will be a new accessible bathing room on the first floor. Currently there are no accessible toilet or bathing rooms.

The building will be evaluated using Chapter 34. This is a facility for 15 women with eating disorders and is classified as an R-4 Occupancy.

18-04-38 Project:0 Delta High School Addition and Renovation,Muncie

- C (c) The code prohibits additions to building or structure plus the existing building or structure from exceeding the allowable area based on the construction type. The request is to allow a 12,125 sq. ft. addition to be put to the existing 250,000 sq. ft. school, without having to separate the buildings with fire rated construction. Addition will be sprinklered along with the existing adjoining academic portion of the building.
- C (b) The code requires corridors in Group E occupancy to be 1-hour rated when serving an occupant load of more than 30 if the building is not fully sprinklered. Proponent states sprinklers will be provided in the additions and the contiguous renovated areas involving new egress corridor construction.
- C 18384
- (a) The code limits the egress travel distance in schools that are not fully sprinklered to 200 feet. The request is to allow the egress travel distance from the 2nd story to be 245 feet. Proponent states all of the egress travel from the affected area of the building will be sprinklered.

18-04-39 Project:0 St. Nicholas Catholic School,Sunman

- C 18385
- The code requires all "E" occupancies that exceed 12,000 sq. ft. to be provided with an automatic sprinkler system.
- The request is to not sprinkle the building.
- The proponent advised the building will be constructed of non-combustible, type II-B construction. The building will be separated by a two hour fire wall to divide the building into two separate buildings. Corridors will be one hour rated and travel distance is limited to 120 feet. Proponent states, the local water company will not provide water for fire protection to this site. What is the sq. ft. of the buildings?

18-04-40

C

Project:393970

Clyde Theatre Renovation,FORT WAYNE

18388

The code requires fire alarm, detection and suppression systems to be operative at all times

The request is to allow the theater to place the HVAC smoke and heat detectors in event mode for these performances due to the use of pyrotechnics.

Proponent states a rate of rise heat detection system will be provided in the stage area which will remain operational at all times except for performances using pyrotechnics, this is not required by code. A fire watch will be provided when there are performances where pyrotechnics are used. The building is protected throughout with an automatic sprinkler system per NFPA 13. The sprinkler system will remain operational at all times.

18-04-41

Project:0 Bethel Church Balcony Expansion,Crown Point

C

18389

a) The code requires an automatic sprinkler system be installed based on the fire area exceeding 7,000 sq. ft. and being located on a floor other than a level of exit discharge.

The request is to not install an automatic sprinkler system in the A-3 occupancy.

The proponent will provide an upgraded fire alarm system throughout the worship area. One of the balcony means of egress will be modified to provide a direct exit to the exterior.

C

18389

b)The code requires that the extent and location of fire walls shall provide a complete separation.

The request is to allow the existing 2 hour separation to be modified to include a horizontal offset to accommodate the proposed balcony expansion.

The 2-hour separation will be maintained through a combination of 2-hour fireproofed structural steel, horizontal assembly, and 2-hour wall construction.

The rated openings, including doors will be maintained between the worship center and the rest of the building

18-04-42

Project:0 Morning Star School,Lagrange

- B d) The code requires exit signs to be internally or externally illuminated.
- The request is to omit the requirement for internally or externally illuminated exit signs.
- This rural one-room Amish school is not served with commercial electricity. The school will not be used during non-daylight hours. Highly reflective photo luminescent exit signs will be installed at each exit door. Battery, wireless smoke & heat detectors & battery manual alarm system will be installed throughout the building.
- B c) The code requires an automatic sprinkler system in all buildings with a Group R fire area.
- The request is to omit the requirement for the sprinkler system.
- There will be no open flames allowed in the classroom area.
- The school is in a rural location with no readily available source of water for the sprinkler system.
- Proponent states it will cost approximately \$100,000 to install a pump, oversized well & storage tanks and/or a dry pipe system.
- B b) A fire alarm is required to be installed per NFPA 72
- The request is to omit the requirement for the fire alarm
- The school is one room with a single occupant studio type apartment for the teacher to use two to three days during the school week.
- Long-life battery operated interlinked smoke & heat detectors will be installed throughout the building.
- Fire extinguishers along with long-life battery manual alarm will be installed.
- B 18358

18-04-42

Project:0

Morning Star School,Lagrange

a)The code requires the means of egress to be illuminated at all times

The request is to omit the requirement for illumination.

The 3,246 sq. ft. school will not be used during non-daylight hours. Amish school doesn't have commercial electricity to power emergency lighting.

Highly reflective photo luminescent exit signs will be installed at each exit door.
Battery, wireless smoke & heat detectors & battery manual alarm system will be installed throughout the building.

18-04-43

Project:0 Singing Hills School,Middlebury

B 18357

(a) The code requires exit signs to be internally or externally illuminated. The request is to omit the requirement for internally or externally illuminated exit signs. This rural one-room Amish school is not served with commercial electricity. The school will not be used during non-daylight hours. Highly reflective photo luminescent exit signs will be installed at each exit door. Battery, wireless smoke & heat detectors & battery manual alarm system will be installed throughout the building.

B (b) The code requires the means of egress to be illuminated at all times The request is to omit the requirement for illumination. The 3,289 sq. ft. school with 96 sq. ft. basement, will not be used during non-daylight hours. Amish school doesn't have commercial electricity to power emergency lighting. Highly reflective photo luminescent exit signs will be installed at each exit door. Battery, wireless smoke & heat detectors & battery manual alarm system will be installed throughout the building.

B (c) A fire alarm is required to be installed per NFPA 72 The request is to omit the requirement for the fire alarm. The school is one room with a single occupant studio type apartment for the teacher to use two to three days during the school week. Long-life battery operated interlinked smoke & heat detectors will be installed throughout the building. Fire extinguishers along with long-life battery manual alarm will be installed.

B (d) The code requires an automatic sprinkler system in all buildings with a Group R fire area. The request is to omit the requirement for the sprinkler system. There will be no open flames allowed in the classroom area. The school is in a rural location with no readily available source of water for the sprinkler system. Proponent states it will cost approximately \$100,000 to install a pump, oversized well & storage tanks and/or a dry pipe system.

