

STAFF REPORT

Report Date: 04/27/2018

- "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 04/03/18.
 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

Project:0

Berne Crossing, Berne

C

18069

TABLED BY PROPONENT 04/03/18.
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.

18-01-14

C

Project:0

Moose Lake Craft Village,LaOtto

17989

TABLED BY PROPONENT 04/02/18.
 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 PROPONENT 04/02/18.
 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*****

18-03-36 Project:388161 Renovations And Addition To Face Clinic,INDIANAPOLIS

C 18218

TABLED BY PROPONENT 03/29/18.
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.

18-03-58 Project:0 Ivy Tech Community College- Craig Porter Energy Center,Lafayette

C 18313

TABLED BY PROPONENT 04/02/18.
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 PROPONENT 04/02/18.
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.

18-04-01

I

Project: Pull Stations,Ft Wayne

18397

TABLED BY COMMISSION 04/03/18.

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

TABLED BY COMMISSION 04/03/18.

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

TABLED BY COMMISSION 04/03/18.
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*****

18-04-06

I

Project: Fairview Court Apartments, Ft. Wayne

18402

TABLED BY COMMISSION 04/03/18.
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*****

18-04-14

C

Project:386758 JJ Bulleit Building Renovation,Corydon

18284

TABLED BY COMMISSION 04/03/18.

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.

- 18-04-23** **Project:398221** **Asylum Xtreme Xtremenasium,CLARKSVILLE**
 C 18353
 TABLED BY COMMISSION 04/03/18.
 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)?
- 18-04-29** **Project:396444** **Sliver Birch of Fort Wayne,FORT WAYNE**
 C 18367
 TABLED BY COMMISSION 04/03/18.
 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.
- 18-04-33** **Project:0** **1429-31 South Meridian St. Building**
 C 18376 **Remodel,Indianapolis**
 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" 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.

18-05-03	Project:	REMOVAL OF FIRE HOSES,FT WAYNE
I	18426	
	INCOMPLETE - LFO, LBO	
	The code requires fire extinguishing systems to be maintained.	
	The request is to remove the hoses from the fire cabinets.	
	The proponent states the hoses will be replaced with fire extinguishers. Is the fire official okay with the removal?	
	*****PAPER FILING*****	
18-05-04	Project:	FAZOLIS,WHITESTOWN
I	18427	
	Incomplete code Edition,	
	*****PAPER FILING*****	
18-05-05	Project:	GRANT COUNTY SECURITY CENTER GENERATOR REPLACEMENT,MARION
I	18428	
	INCOMPLETE - Code clarification requested, LFO.	
	*****PAPER FILING*****	
18-05-06	Project:0	TECUMSEH HARRISON ELEMENTRY,Vincennes
B	(d) MRL Technology	
B	18153	
	(a) MRL Technology	
B	(b) MRL Technology	
B	(c) MRL Technology	

18-05-12	Project:0	Days Inn Jasper,Jasper
B	18407	
	(a) MRL Technology.	
B	(b) MRL Technology.	
18-05-13	Project:0	Sycamore Elementary School Renovations - Phase II,Kokomo
B	18412	
	<p>The code requires new construction in E occupancies exceeding 30 occupants, without a sprinkler system to be one hour rated.</p> <p>The request is to complete a small remodeling project in an elementary school with the newest portion being from 1994, without completing one hour rated construction.</p> <p>The proponent states that the project will consist of corridors, removing old doors, walls, creating and infilling with new walls, adding new doors and windows. The existing corridors are non-rated. Fire alarm and smoke detection will be extended into the new construction area. Existing non rated corridors is approximately 2,890 lineal feet, replacing approximately 80 lineal feet, and constructing 30 lineal feet of new non rated corridors. Approximately 3.8% of the existing corridors are affected. Existing smoke detection and fire alarm system in the existing corridors will be replaced with a new system and extended as necessary. Similar variances have been granted in the past.</p>	
18-05-14	Project:0	Washington Center Elementary School,Fort Wayne
A	18431	
	<p>The code requires the lavatory to be located in the same room as the water closet. The request is to allow the lavatories to be outside the room where the water closets are located in Pre-K, and Kindergarten rooms. Providing the sink on the outside will allow for observation of handwashing. Proponent states the proposed location of the lavatories will comply with Indiana State Department of Health requirements for hand washing facilities in public schools.</p>	

18-05-15 **Project:390055** **St Joseph Central Elementary School Renovation,FORT WAYNE**

A 18432

The code requires the lavatory to be located in the same room as the water closet. The request is to allow the replacement lavatories for Kindergarten Room 100 and the Kitchen Manager's restroom to be immediately outside the restrooms.

18-05-16 **Project:398160** **Fairfield Inn & Suites,NEW ALBANY**

A 18433

Code requires rooms other than foyers, reception rooms, and lobbies to be separated from corridors where the corridor is required to have a fire-resistance rating. Proponent is building a hotel with the Breakfast Room and front Lobby being open to the 1st floor fire-rated egress corridor. The building will be protected with a sprinkler system per NFPA 13R. Other variances have been granted for similar requests.

18-05-17 **Project:0** **Remodeling at Loretto Convent,Notre Dame**

B (b) The code permits stairs in a Group R occupancy to be open in fully sprinklered buildings equipped with an NFPA 13 system. The request is to allow existing stairs to be open, but building will be equipped with an NFPA 13R system throughout in lieu of the NFPA 13 system.

B 18439

(a) The code requires each story above the 2nd story to have at least one enclosed stair. The request is to allow both of the existing exit stairs that serve the 3rd floor to be open and protected by a draft curtain and closely spaced sprinklers in accordance with NFPA 13. An attic used for storage is being converted to classrooms and bedrooms for the existing convent, using Chapter 34 Evaluation. The existing building, which is currently not sprinklered, will be fully sprinklered with an NFPA 13R system. Fire alarm and smoke detection will be provided throughout the building. Maximum travel distance to an exit is 140 feet. Code permits 250 feet.

18-05-18 **Project:0** **Butler University Police Station,Indianapolis**

A 18440

The code requires a Fire Digital Alarm Communicator Transmitter System (DACT) to have two different types of transition means from the following: telephone line, cellular telephone connection, one-way private radio alarm system, two-way RF multiplex system, or an internet alarm communicator. The request is to allow a redundant fiber optic cable that sends the trouble, supervisory and alarm notification to the Proprietary Supervising Station located on Butler University Campus at the police department dispatcher to be used. Proponent states, the redundant fiber optic cable provides an alternate routing between buildings should a primary path be broken or disrupted. The system is supervised and reports failure within 5 minutes. The model code deletes the section that would allow the proposed technology use. Similar variance was granted last month for Butler University College.

18-05-19 **Project:0** **Clinton County EMS Facility, Frankfort**

A 18441

The code requires sites, buildings, structures, facilities, elements and spaces to be accessible. The request is to allow elements and spaces used by EMS personnel, in the new 1600 sq. ft. building, to not be accessible. Other common use and public areas in this facility (training, restrooms, office, clerical) will be compliant. Similar variances have been granted in the past.

18-05-20 **Project:399380** **Buildings 1-12 for Storage Express,Indianapolis**

A 18443

The code requires foundations and other permanent supports of buildings and structures to be protected from frost. Floating slab foundation will be used on buildings 13 and 14. Similar variances have been granted in the past.

- 18-05-21** **Project:397686** **Legacy Living of Jasper,JASPER**
 B 18447
- The code requires corridors to fire resistive rated with fire rated protection.
- The request is to permit the opening in the corridor wall of the assisted living facility to be protected by a draft curtain and closely spaced sprinklers in accordance with NFPA 13 in lieu of a 1-hour corridor wall and 20-minute rated openings.
- A fire alarm system and sprinkler system will be installed throughout the building as required, with smoke detection in the corridors.
-
- 18-05-22** **Project:0** **700 Broadway,Gary**
 C 18278
- Where elevators are provided in buildings four or more stories, the code requires at least one elevator to be provided that will accommodate a 24-inch x 84-inch ambulance stretcher in the horizontal, open position. The request is to allow a 2,100 lb capacity unit with an inside cab dimensions of 5'-8" x 4'-3" to remain. Proponent states hoistway has already been built.
-
- 18-05-23** **Project:0** **St. Vincent Anderson Digestive Health,Anderson**
 C 18344
- The code requires dead end corridors not exceed 20' in length.
- The request is to allow a dead end corridor in an I-2 occupancy to be 27'in length.
- The proponent states the 2012 NFPA Life Safety Code permits dead ends up to 30' in length in New Healthcare Occupancies.

18-05-24

Project:0 Peace Water Winery,Indianapolis

C

18349

The code requires water closets to be no closer than 30 inches clearance in front to any wall, fixture or door.

The request is to allow a non-accessible water closet to be 28.5" to the wall.

The proponent states the water closet is already in place and the toilet flange was placed into the concrete floor, therefore the flange cannot be moved without removing the flooring and concrete slab. The only alternative would be to move the existing wall which would lead to excessive costs

18-05-25

Project:0 Pretzels, Inc. Process Water Neutralization Addition,Bluffton

B

18390

a) The code requires a one hour separation between and H-4 occupancy and an F-1 in fully sprinklered buildings.

The request is to not provide the one hour separation.

Proponent states the existing building is provided with an automatic fire suppression system throughout and new addition will as well per NFPA 13. The wall that is contiguous with the F-1 Occupancy will be protected with close spaced sprinklers. Additional sprinklers will be added at each opening in the wall as well. Proponent states the owner's undue hardship involves the operation difficulties as several pipe and louver penetrations are needed throughout the wall.

C

b) The code requires secondary containment for indoor storage areas to be designed to contain a spill from the largest vessel plus the design flow volume of the fire protection water. The containment capacity shall be designed to contain the flow for a period of 20 minutes.

The request is to omit the requirement for curbing containment sized to include 20 minutes of fire flow on a 3500 gallon corrosive tank.

Proponent states the tank will be a double wall tank with interstitial monitoring. In the unlikely event that the tank would leak through the inner and outer wall of the tank there is or will be a lift station to drain product to a clarifier tank to be treated before entering city systems.

18-05-26 **Project:0** **Fire Pump Replacements at the Indiana Government Center,Indianapolis**

C 18391

The code requires all equipment to be reliable and not be adversely affected by normal dust accumulations. Proponent states the existing normal power electrical connection is not considered reliable. A new ATS will be installed. Proponent states the new ATS will provide a more reliable service for normal and emergency power than currently exists today. There will be a 2 year time delay between the fire pump replacement project and the 480V switchgear project.

18-05-27 **Project:398296** **McDonalds - Remington,REMINGTON**

C 18405

The code requires an automatic sprinkler system in A-2 occupancies with an occupant load of 100 or more.
The request is to not sprinkler the structure.

Occupant load was increased by 6 persons due to the reconfiguring of the interior layout.

The proponent states that a new water service would be required and installed and there is not enough space in the current location to install a full sprinkler system. There are 3 exits provided. The driving number comes from the amount of standing space at the front counter area.

18-05-28

Project:393688 New Haven Jr/Sr H.S. Additions & Renovation,NEW HAVEN

C 18411

The code requires each toilet room and bathing room to be accessible.

The request is to allow new accessible restrooms for Special Education students in which the water closet location and grab bar locations will not comply with the code requirements

The proponent states the code required number of plumbing fixtures will be met and do not rely on the Special Education fixtures to meet minimum fixture counts. The Special Education students will require supervision and assistance which in some cases require two people to assist them. Due to the water closet location further away from the side wall typical grab bar locations are not usable. Retractable grab bars will be provided so they can be used when necessary.

18-05-29

Project:0

**Warren Central HS - Lean To Accessory
Shed,Indianapolis**

C

18413

The code requires a structure to be within 400' of a hydrant as measured by an approved fire apparatus access road.

The request is to construct a wood post / lean-to accessory building with open ends, further than 400' from a hydrant on the Warren Central HS campus. No employees will be in the building.

The proponent states this accessory building will be used to store their plow blades, mower decks, and bulk maintenance equipment from the increment weather rain and snow.

18-05-29

Project:0

Warren Central HS - Lean To Accessory
Shed,Indianapolis

18-05-29

Project:0

Warren Central HS - Lean To Accessory
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18-05-29

Project:0

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18-05-29

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18-05-29

Project:0

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Shed,Indianapolis

18-05-29

Project:0

Warren Central HS - Lean To Accessory
Shed,Indianapolis

18-05-29 **Project:0** **Warren Central HS - Lean To Accessory
Shed,Indianapolis**

18-05-30 **Project:398417** **Perry Meridian MS & 6th Renov & Add,INDIANAPOLIS**

C 18414

The code permits Group E occupancies to be unlimited in area provided they are one story, have an automatic sprinkler system and surrounded and adjoined by public ways or yards not less than 60'in width.

The request is to allow an addition to encroach on the 60' requirement to 40'; as well as not have the rated exterior wall.

The proponent states that the addition and entire school will be protected with a full automatic suppression system per NFPA 13. The walls of the building in noncompliance are approximately 20' from being compliant. The adjacent property is a self-storage facility and is set back and separated by a drive. Similar variances for schools have been granted.

18-05-31

C

Project:398699

Auto Dealership,LAFAYETTE

18417

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 although space is greater than 3,000 sq. ft. Existing building was altered to create new offices and new front entryway. The entryway door is being enlarged so that automobiles can be driven into the auto dealership showroom floor.

18-05-32

C

Project:394828

Paperworks,WABASH

18418

The code requires 60 foot yard setback around the entire building for unlimited area buildings.

The request is to allow a building to be short of the 60 feet requirement for 90 feet of the building on the east end of the new construction.

Per the proponent, this represents less than 5 percent of the entire building perimeter and an actual aisle of 21'-8" is available.

- 18-05-33** **Project:396174** **Office Remodel/ Addition,INDIANAPOLIS**
- C 18419
- (a) The code requires the distance between two hinged or pivoted doors in a series to be 48 inches minimum plus the width of any door swinging into the space. The request is to allow the doors in the vestibule to have the distance between two doors in series, plus door width, to be 75 inches. This is a renovation of an existing office building. An automatic door opener will be provided on one set of vestibule doors in a series. The 60 inch turning space has been provided in the vestibule and a 30" x 48" clear floor has been provided to allow for a parallel approach to the door from the vestibule into the office. Proponent states, this was cited during a construction inspection.
- C (b) The code prohibits the front of sinks from exceeding 34 inches maximum above the floor. The request is to allow the sinks installed in cabinets located in the training room and in the library to be 36 inches above the floor. Proponent states, the sink is not a required plumbing fixture and has been provided for convenience, to pour a drink down the sink or for water to clean up a spill without having to walk to the kitchen. The sinks in the restrooms and kitchen comply with code. Proponent states this was cited during construction inspection.
- 18-05-34** **Project:0** **Marshall County Aquatic Center,Plymouth**
- C The code requires sprinkler system to be provided throughout the building in order to be considered a fully sprinklered building. The request is to allow the sprinkler system to be omitted over the swimming pool, pool deck, and spectator seating areas. The building will be otherwise sprinklered throughout for the purposes of allowable area increase and non-rated corridors.
- 18-05-35** **Project:0** **Wesleyan Investment Foundation Tenant Space,Fishers**
- C 18434
- Where more than one exit or exit access doorway is required the code limits dead end corridors to be no more than 50 feet in length in Group B occupancies located in a fully sprinklered building with an NFPA 13 system. The request is to allow the 3rd floor egress corridor to have a dead end of approximately 59 feet due to a proposed tenant reconfiguration.

18-05-36

C

Project:0

Ivy Tech Muncie Star Press Building,Muncie

18435

The code prohibits floor opening between floors from exceeding twice the horizontal projected area of the exit access stairway. The request is to allow the floor opening at the 2nd level to be approximately 4 times the area of the stair, and the 3rd floor to be approximately 3.4 times the area of the stair. Building is fully sprinklered. All openings will be protected by an 18" draft curtain, and close spaced sprinklers spaced at 6'-0" on center around the floor openings will be provided.

18-05-37

C

Project:0

**Wabash Power Valley Association Office
Building,Indianapolis**

18436

The code requires a 1 hour fire barrier for separation in mixed occupancy types (A-3 / B).

The request is to allow a 1 hour fire partition and sprinkler-protected non-rated openings in lieu of 45-minute rated fire assemblies for 1st floor and 2nd floor separation.

The proponent states the wall construction on each floor level will be designed as a 1 hour partition extending from the floor to the floor or roof deck above. The floor construction consists of a 6" concrete slab on metal deck. Glazed openings in the 2nd floor portion of the wall and a nonrated storefront glazing system for the office entry will be protected by a row of sprinklers 6' on center located at the ceiling within 12" of the wall containing the openings. The building will be protected throughout with a sprinkler system per NFPA 13.

18-05-38

Project:398110 608 N Dunn Mixed Use,BLOOMINGTON

C

18437

The code requires at least two exits from an occupied roof.

The request is to allow one exit from the (612 sq. ft.) occupied roof.

The proponent states the exit will be 1 hour enclosed, and discharge directly to grade. Fire alarm notification devices and emergency egress lighting will be provided at the roof level. The building is protected throughout by an NFPA 13R sprinkler system as required.

****Fire official opposes the variance.

18-05-39

Project:399122 Airwest 12 Project Ryan Sierra,PLAINFIELD

C

18438

The code requires that an automatic fire-extinguishing system installed as an alternative to the required automatic sprinkler system be approved.

The request is to allow a UL Listed FM 200 clean fire-extinguishing system to be installed in the Computer Room in place of the required automatic sprinkler system. The system is for a tenant finish of an electronics distribution company.

The proponent states the building is an unlimited area building based on the use of sprinklers throughout. The building is an S-1, B and accessory A-3. (448,860 sq. ft.)

- 18-05-40** **Project:385179** **Addition For PFM Car And Truck,Zionsville**
 C 18442
- The code requires draft curtains and smoke and heat vents to be installed in buildings with high piled storage of an area of 501 sq. ft. to 2,500 sq. ft. The existing NAPA store is 1-story with a mezzanine, 5,324 sf. The addition is 940 sf. The request is to not install the draft curtains and smoke and heat vents. A fire alarm system will be installed throughout the building, which is not required by code. Maximum travel distance is 106 feet, code permits 200 feet.
- 18-05-41** **Project:385629** **Butler University Student Housing Building**
 C 18444 **2,Indianapolis**
- The code requires a trap seal primer valve to be installed on all fixture traps that have a trap seal that may be loss due to evaporation. The request is to allow the trap seal primer valve to be omitted on all the floor drains throughout the building. A barrier-type trap seal will be provided at each floor drain, complying with ASSE (American Society of Safety Engineers Standard 1072. This is allowed in the 2015 International Plumbing Code allows
- 18-05-42** **Project:0** **Bargersville Waste Water Treatment Plant Chemical**
 C 18445 **Building,Bargersville**
- The code requires an automatic sprinkler system to be provided in high hazard occupancies (Group H). The request is to allow an automatic sprinkler system to be omitted in the 660 sq. ft. chemical storage room that will have a storage tank storing over 500-gallons of corrosive water treatment chemical (50% of aluminum sulfate solution). Room will be separated with 2-hour fire barrier as required.

- 18-05-43** **Project:0** **Wayne Street Water Treatment Facility Chlorine Conversion,Noblesville**
- C 18450
- The code requires an automatic sprinkler system to be provided in high hazard occupancies (Group H). The request is to allow an automatic sprinkler system to be omitted in the 1-story, 670 sq. ft. chemical storage building that will store Sodium Hypochlorite, a corrosive liquid, used by the water treatment facility. Proponent states the liquid is not flammable or combustible. Building is not normally occupied. It houses 2 bulk chemical storage tanks, a day tank, and pumps. Proponent states adding a sprinkler system presents risk of interference with the entire water treatment operation.
- 18-05-44** **Project:0** **THE GILEAD HOUSE INC.,KOKOMO**
- C 18451
- The code prohibits the change of use of any building or structure unless the building or structure complies with the requirements for new construction or Chapter 34. The request is to allow an existing gymnasium to be used temporarily as housing for drug and alcohol recovery, for an additional 1 year, without having to comply with new construction or Chapter 34. Gym is wide open, 24 hours supervision will be provided, existing fire alarm system is installed throughout, and three exits from gym, 1 directly to the exterior. Previous variance that was granted is due to expire on June 1, 2018.
- 18-05-45** **Project:393001** **727 Illinois Hybrid Building,INDIANAPOLIS**
- C 18452
- The code requires at least Class 1 standpipes to be provided throughout fully sprinklered buildings where the floor level of the highest story is more than 30 feet above the lowest level of the fire department vehicle access, or where the floor level of the lowest story is more than 30 feet below the highest level of the fire department vehicle access. The request is to allow Building #1, 4-stories, to not have class 1 standpipes. Proponent states each dwelling has private stairs with no access to the fire department. Each unit has an exterior door that leads from the interior dwelling unit stair. Fire alarm system will be actuated by either sprinkler flow or manual pull stations.

18-05-46

C

Project:0**STEM Teaching Lab,West Lafayette**

18453

The code prohibits door openings other than the required exit doors within an exit enclosure. The request is to allow a fire-rated rolling door to be installed at the basement, second, third, and fourth floor levels in addition to the required swinging exit doors. Rolling fire-doors within exit enclosure will be three-hour motorized door assemblies with UL smoke seals.

18-05-47

C

Project:390966**106 North,INDIANAPOLIS**

18454

The code requires at least Class 1 standpipes to be provided throughout fully sprinklered buildings where the floor level of the highest story is more than 30 feet above the lowest level of the fire department vehicle access, or where the floor level of the lowest story is more than 30 feet below the highest level of the fire department vehicle access. The request is to allow Building #1 and #2, 4-stories, to not have class 1 standpipes. Proponent states each dwelling has private stairs with no access to the fire department. Each unit has an exterior door that leads from the interior dwelling unit stair. Fire alarm system will be actuated by either sprinkler flow or manual pull stations.

18-05-48

Project:0 Cochran Exteriors Int Addition and Renovation,Indianapolis

- B b) The code requires corridors to be fire resistance rated. (For B occupancy type 1 hour unless sprinklered when over 30 occupants)

The request is to allow new non rated walls, doors and windows in the corridor. The project involves the renovation of an addition to an existing office space.

The proponent states the building is Type IIB Construction. The 1st floor of the office is 7,211 square feet and the 2nd floor will be 4,865 square feet. The warehouse is 8,077 square feet and will be separated from the office by a 3-hour fire barrier. A fire alarm and smoke detection system will both be installed (both are non-required systems). The maximum travel distance to an exit is approximately 85 feet, 200 feet is permitted by code. Similar variances have been granted.

- C 18460

a)The code allows floor openings if they comply with certain items; cannot be open to a corridor on a nonsprinklered floor

The request is to allow the two story opening, that is open to a corridor, to allow natural light in the area; during a second story addition

The proponent states the building is Type IIB Construction. The 1st floor of the office is 7,211 square feet and the 2nd floor will be 4,865 square feet. The warehouse is 8,077 square feet and will be separated from the office by a 3-hour fire barrier. There are two open stairs. Proponent will install a fire alarm system, smoke detection system in the corridors and areas open to the corridor in the office area. The travel distance is approx. 85'; code allows 200'.

18-05-49

Project:0 St. Lukes United Methodist Church,Indianapolis

- C 18455

The code allows temporary tent structures to be in place for no more than 30 days.

The request is to allow the church to continually use the tent for community events through the summer months; approx. 12-15 weeks.

18-05-50

C

Project:391607

Onyx East at Herron Morton,INDIANAPOLIS

18456

The code requires Class III (Class I w/sprinkler system) in buildings that exceed 30' in height.

The request is to not provide standpipes in a new four story R-2 / VA apartment building. (Building #1)

The proponent states the building will be protected with a fire suppression system throughout per NFPA 13R, will have a fire alarm system as required; however will be actuated by either sprinkler flow or manual pull stations; Each unit has an exterior door that leads from the interior dwelling unit stair. At each of these locations a strobe/horn will be placed that is visible from the main access road leading to the building and the alarm will be zoned per unit.

18-05-51

C

Project:0

Bishop Brute College Seminary 2nd Floor
Renovation,Indianapolis

18457

The code requires corridor walls to extend from the top of the foundation to the underside of the floor or roof sheathing, slab or deck above or to the fire resistance-rated floor/ceiling or roof/ceiling assembly above. The request is to allow the reconstructed corridor walls separating west wing 2nd floor seminarian rooms to not extend entirely to the deck and allow the relocated historic corridor doors to not be fire-rated. Sprinkler system will be provided in the projected area that is associated with the variance. The corridor walls will terminate at plaster and/or gypsum board ceilings to permit routing of piping and fresh air ducts. Proponent states they are trying to save the historical portion of the building.

18-05-52

Project:0 Red Gold Addition,Orestes

C

c) The code requires a 60' setback for an unlimited area building

The request is to allow a warehouse addition to become an unlimited area building without the 60' setback. Setback will be 40'

The proponent states the setbacks will be in line with the existing building. The building is used to store a Class one Commodity and is fully sprinklered.

C

18458

a) The code requires a minimum of one access door in each 100 lineal feet of the exterior wall to face the required fire apparatus access road

The request is to allow an access door every 200 lineal feet of exterior wall facing access roads in place of the required 100 feet

The proponent states the facility is a warehouse for storage of cans on pallets to a height of 36 feet. The addition is approximately 150,000 in area and is classified as an S-2 occupancy and Type II-B construction. The S-2 occupancy is fully sprinklered.

C

18458

b) The code allows a height of 30' for storage in a 40' tall facility for class I commodity

The request is to allow a storage height of 36'.

The proponent states that limiting storage to 30 feet for empty cans would eliminate one pallet stack, creating an operational inefficiency. The sprinkler design proposed has been used in existing storage configurations using previous FM approval.

18-05-53 **Project:0** **Riley Hospital Maternal & Newborn Health,Indianapolis**

C 18462

The code requires that where a required fire protection system is out of service, the fire department and the fire code official shall be notified and a fire watch shall be provided.

The request is to not provide a fire watch, but to allow the use of heat detection as the fire watch.

The proponent states the sprinklers will be out of service on floors 2 thru 5 of the hospital. These areas will be occupied by contractors only. Heat detectors will be installed to completely monitor the construction area where the sprinklers are out of service, which will serve as the required fire watch. The sprinklers will be taken out of service in June of 2018, and will be out of service for 18 months.

18-05-54 **Project:0** **Trinity Metals Addition,Indianapolis**

C 18466

(a) 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 an 18,000 sq. ft. addition to be put to an existing 120,433 sq. ft. scrap metal processing, Type II-B construction building, putting the building over allowable area by 11,933 sq. ft. Proponent states both buildings and their contents are noncombustible. Both buildings are fully sprinklered as required, with at least 30 feet of open space on all sides.

C (b) The code requires on-site fire hydrants and mains to be provided within 400 feet of a building or portion thereof. The request is to allow a fire hydrant to be provided within 600 feet of the new addition. There are two hydrants on the site within 1,000 feet of the new addition.

18-05-55

C

Project:0

Concord High School 2018 Addition,Elkhart

18467

TABLED BY PROPONENT UNTIL JUNE HEARING 04/26/18.

The code requires means of egress that are required, to be maintained during construction and demolition, remodeling or alterations, and additions to any building. The request is to allow the means of egress in the existing building to be impacted due to a new 30,440 sq. ft. + 2,080 sq. ft. mezzanine addition being put to the existing building. Construction will be from June 2018 through summer of 2019. Exit lighting and signage will be adjusted. Fire drills will be conducted to familiarize students and faculty of the revised egress routes as indicated.

18-05-56

C

Project:396837

KAR Global Headquarters,CARMEL

18468

The code requires standpipe hose connections to be located in every required stairway. The request is to allow the hose connections to be located in other areas of the building. Proponent states the proposed standpipe location is proposed in order to comply with the 200-foot hose reach limitation. What are the name of the areas where the standpipe hose connections will be located?

18-05-57

Project:0 IVY Tech Kokomo Campus - Main Building Renovations,Kokomo

C 18469

(a) The code requires fire walls to have sufficient structural stability under fire conditions to allow collapse of construction on either side of the wall, without collapse of the wall.

The request is to allow the relocation of an area separation wall/ fire wall; and will not be structurally independent.

The proponent states the new 2 hour fire barrier will be constructed approximately 6 feet from its current location, and in the same configuration and termination at the deck.

B 18469

b)The code requires corridors to be fire resistance rated unless the building is fully sprinklered.

The request is to allow newly created corridors in the work area to not be rated construction nor have rated assemblies. The remodeled area will be sprinklered. The sprinklered building is separated from other portions of the building by existing rated area separation walls.

18-05-58

Project:0**Indiana University Bicentennial Carillon,Bloomington**

C

18470

(a) The code requires guards to not have openings which would allow passage of a 4" sphere. In areas that are not open to the public of I-3, F, H, or S, passage of the sphere is allowed to have an opening of 21".

The request is to allow the Bicentennial Carillon tower (U occupancy) to have guards that would have opening of 21".

The proponent states The Carillon tower will have a single occupied area of approximately 100 sq. ft. at the 96-ft elevation where the bells are played manually by a single person. The existing Carillon has been played 4 times per year typically. The public is not allowed in this area.

C

The code requires handrails to be provided on each side of stairways.

The request is to allow the handrails to be omitted on the stairs at the base of the Bicentennial Carillon tower.

Previous variance 18-02-35(d) was approved to allow the steps in lieu of landing at the entrance door.

18-05-59

Project:0**Morrissey Hall Selective Renovations,Notre Dame**

C

18471

The code requires two or more egresses based on the occupant load exceeding 49.

The request is to allow only one egress door from the rooms being converted into student lounge / study areas.

The proponent states the building is protected throughout with an automatic sprinkler system in accordance with NFPA 13 and is protected with a fire alarm and smoke detection system. Proponent also states that the rooms will be separated from the rest of the building by 1 hour construction.

18-05-60

C

Project:0 Water System Improvements,Salem
18473

The code requires an automatic sprinkler system in high hazard occupancies.

The request is the not provide the automatic sprinkler system in the high service pump building and the existing treatment building.

Per the proponent, the chemical stored in the pump building is not flammable or combustible. The chemical is hazardous because it is toxic.

This is a new 1-story, 1,128 square foot, pump building and a renovation of the existing 2-story treatment building. A smoke detection system will be installed throughout the existing treatment building. A fire alarm system will be installed throughout the existing treatment building. The pump building is not normally occupied.

18-05-61

Project:0 Hobart High School Natatorium Addition,Hobart

C

18474

c) The code allows a travel distance of 75' in E occupancies

The request is to allow travel distance from a 2nd story mechanical room to be approximately 130'.

This project is the construction of a 2-story addition consisting of a competition pool and related functions. The 2nd story includes spectator seating and the mechanical room. The building is classified as E Occupancy and Type IIB. The proponent states the building will be protected throughout with an automatic sprinkler system. The mechanical room is occupied only for periodic maintenance, and is not occupied by students or the public.

A

18474

b) The code requires sprinkler system to be provided throughout the building in order to be considered a fully sprinklered building.

The request is to omit the sprinklers located in the room containing the pool.

The proponent states all other areas around the pool; locker rooms, storage rooms, concessions, mechanical rooms and other ancillary spaces adjacent to the pool and the rest of the addition.

C

18474

a) The code requires the means of egress that is required by code, to be maintained during construction and demolition.

The request is to allow temporary means of egress due to the existing means being impacted during construction in this 2 story E occupancy.

The proponent states that approved temporary egress systems and facilities be provided during construction. Exit lighting and signage will be adjusted. Fire drills will be conducted.

- 18-05-62** **Project:0** **The Lofts at Woolery Mill,Bloomington**
 C 18475
- The code prohibits additions to building or structure plus the existing building or structure from exceeding the allowable area and height based on the construction type. The request is to allow a newly converted apartment building with a covered plaza and restaurant to exceed its allowable area and height. The maximum allowable area for the building is 34,485 square feet and the maximum allowable height is 3 stories. The existing building and addition are approximately 69,031 square feet and 4 stories. Proponent states the building is on the National Historic Registry restricting what type of modifications can be made to the existing building.
- 18-05-63** **Project:398634** **Fishers Central Green,FISHERS**
 C 18476
- The code requires rinse off shower for independent splash pads.
 The request is to allow the rinse off shower to be omitted. The splash pad is approximately 1,936 sf with 18 fountain nozzles, adjacent to the new community pavilion. Splash pad is zero depth with no standing water. Proponent states the splash pad is not intended to be a busy pool type attraction.
- 18-05-64** **Project:0** **Kokomo Wildcat Creek Water Treatment facility,Kokomo**
 C 18477
- The code requires an automatic sprinkler system in high hazard occupancies.
- The request is the not provide the automatic sprinkler system in a H-4 occupancy
- The proponent states the room will not be used to store combustible material. Secondary containment will be provided for the tanks. The building is not a normally occupied building. It houses 2 bulk chemical storage tanks, a day tank, and pumps. Sodium hypochlorite is not a flammable or combustible liquid. The building is classified as a hazardous occupancy because sodium hypochlorite is a corrosive liquid, a health hazard.

18-05-65

Project:0 Glasswater Creek of Plainfield,Plainfield

C

18478

a)The code requires corridors to be fire resistive rated in I-1 occupancy.

The request is to permit the wall enclosing the atrium to serve as the corridor wall at the 2nd floor. The wall will be constructed as a smoke partition with windows in a gasket frame and protected by a sprinkler in lieu of fire-rated corridor construction.

The building is a new four story assisted living facility, I-1 Occupancy, Type VA Construction. The building is protected throughout with an automatic sprinkler system in accordance with NFPA 13, a fire alarm and smoke detection system.

C

(b) The code permits anchored masonry veneer with a backing of cold-formed steel framing to be a height of 30 feet above a noncombustible foundation. The code requires the weight of any anchored masonry veneer above this height to be supported by noncombustible construction for each story above 30 feet in height from the noncombustible foundation. The request is to allow the height of the veneer above the noncombustible structural support system to be approximately 38 feet. *****See letter from structural engineer.

18-05-66

Project:0 Main and Monon Fountain,Carmel

- C (b) The code requires splash pad to have at least one rinse off shower. The request is to not install a shower for the new decorative fountain.
- A (d) The code requires a telephone located within three hundred (300) feet of the pool, with posted names and emergency numbers for the nearest police, fire, and emergency responders or 9-1-1, or both. The request is to not install telephones. The fountain is intended for decoration to draw attention to the restaurant plaza. Fountain will only be in operation during restaurant hours.
- C (c) The code requires filtration and recirculation systems. The request is to not install the systems since the water will discharge directly to a sewer.
- C 18479
- (a) The code requires all water attractions to be enclosed by a fence at least 6 feet in height. The request is to allow a fence/barrier to not be installed around the decorative fountain in front of a restaurant/mixed use building. Water is zero depth. Fountain is not water play attraction.

18-05-67

Project:0 Rossville WWTP,Rossville

- C 18480
- The code requires an automatic sprinkler system in high hazard occupancies.
- The request is the not provide the automatic sprinkler system in the new 300 sq. ft. storage building used to store Sulfur Dioxide (H-4) and Chlorine (H-3). Building will also have mechanical and electrical room(F-2) to supply the process equipment involved.
- The proponent states that because the chemicals stored are noncombustible there is no fire hazard. The room that is being requested to not be sprinklered also contains metering pumps. The building is constructed of CMU walls, interior and exterior; 3 rooms that do not connect, each with an exterior exit.

18-05-68

Project:0 NorthWood High School Gym Railing Replacement,Nappanee

C 18481

The code requires no alteration or removal shall reduce existing fire protection or detection systems or exit capacities to a level less than required for new construction.

The request is to allow new railing in front of the south bank of upper bleachers; reduce the width of the existing 5'5" front cross aisle to approximately 5'0", which is less than required by current code for the occupant load of the bleachers.

18-05-69

Project:389769 The Vue Apartments,Indianapolis

C 18482

(a) The code requires a 2-hour turnover rate for wading pools. A tanning shelf, designed as part of the main pool, will not have an independent turnover rate separate from the pool. The oversized pool pump and filter, and additional inlets will be provided to increase the water turnover rate in the shallow tanning shelf area.

C (b) The code requires wading pools to be physically separated by at least 20 feet from pools deeper than 24 inches, or be provided with a 4 foot barrier that creates a minimum travel distance of 20 feet. The request is to allow a tanning shelf to be adjoin with the main pool, not designed as a wading pool with separation. Proponent states, the maximum depth of the tanning shelf is 6 inches.

18-05-70

C

Project:0 Indy Hyatt Dual Brand,Indianapolis

18483

The code requires recreational fires to be more than 25 feet from a structure or combustible material.

The request is to allow an art exhibit featuring fire in a fire pit on the 2nd level outdoor terrace, and within 25 feet of the building's exterior wall.

The proponent states that the building and roof surface will be noncombustible and protected throughout with a NFPA 13 automatic sprinkler system.

Questions: Is this a permanent fixture? Any items to prevent people from getting to close or falling into the fire pit?

18-05-71

C

Project:0 West Baden Springs Hotel,West Baden Springs

18422

C/NVR (a) The current code prohibits ledges and edges making an angle less than 75 degrees with the horizontal, from projecting more than 100 mm in hoistways. DC motor and controls are being changed to AC motor and controls. Ledges and edges are not being altered.

Proponent states there were some bevels that were installed that do not meet the 75 degree requirement. The request is to allow the motor of a 114 years historic elevator to be changed out without requiring the entire elevator to comply with current code. The General Administrative rules (GAR) permits alterations to be made as long as the new work complies with current code and doesn't put the existing elevator in noncompliance.

C

C/NVR (b) The current Elevator code permits glass to enclose hoistways as long as the glass is laminated. The request is to allow the DC motor and controls to be changed to AC motor and controls without having to update the glass in the cab and hoistway to marked laminated glass. Proponent states the glass is existing and will remain. Elevator is approximately 114 years. The General Administrative rules (GAR) permits alterations to be made as long as the new work complies with current code and doesn't put the existing elevator in noncompliance.

- 18-05-72** **Project:0** **Davis Zeller,Brazil**
 C 18465
 New elevator being installed into EXISTING hoistway. Due to existing hoistway dimensions of 6'11" wide x 6'3" deep, the inside clear dimensions will not meet the minimum of 5'8" wide x 4'4" deep. Inside clear dimensions will be 5'3" wide x 4'3" deep. Existing hoistway would have to be demolished in order to comply with code.
- 18-05-73** **Project:0** **HAAN Mansion Museum of Indiana Art,Lafayette**
 C 18134
 The code prohibits a change in the character or use of any building or structure that would cause the building or structure to be classified into a different occupancy group unless the building complies with current code for new construction or a Chapter 34 Evaluation is done on the building. The request is to allow a 3-story, 15,000 sq. ft., with a basement historic mansion, to be converted to an A-3 occupancy. Only the 1st and 2nd floors are open to the public. Proponent states the home is a piece of US history and is on the Historic Register and Historic District. Fire alarm system and smoke/heat detection system will be installed throughout the building by October 1st, 2018. Currently the building has some smoke detection which sounds an alarm device and notifies the security company. Will there ever be a sprinkler system installed?
- 18-05-74** **Project:397905** **BARCELONA APARTMENTS,LAFAYETTE**
 C 18461
 The code requires occupiable spaces, habitable spaces, and corridors to have a minimum ceiling height of 7 feet 6 inches. The request is to allow the ceiling height in the living room and bedroom of the two studio apartments to be 7 feet. Proponent states the tenants living there and their guests will be aware of the ceiling height.

18-05-75

C

Project:0**Homie Hot Pot,Bloomington**

18448

The code requires a Type 1 hood to be installed where cooking appliances produce grease or smoke as a result of the cooking process. The request is to allow a Type 1 hood to be omitted above tables where hot pots are used to cook food at patron tables. Proponent states the hot pot is on a burner on the table where broth is simmered and ingredients like thinly sliced meat, vegetables, seafood, and tofu are cooked in the broth. The existing HVAC system will be modified to accommodate the heat and moisture loads from the hot pots. The restaurant separates the upper parking garage from it with 2-hour horizontal separation. Building is fully sprinklered.

18-05-77

C

Project:0**Greek's Pizzeria,Zionsville**

18472

The code requires 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 an additional 0.3 points for Fire Safety, and 1.3 points for General Safety so that the building can pass the Chapter 34 Evaluation. The Existing 1,800 sq. ft. restaurant space, which a Chapter 34 Evaluation was done on it, is wanting to expand into 780 sq. ft. of a previous retail space. The occupant load of the existing restaurant exceeds 100 which would have required a sprinkler system if a Chapter 34 Evaluation wasn't done and passed on it. A Chapter 34 Evaluation is being done on the 780 sq. ft. expansion.

