

STAFF REPORT

Report Date: 08/01/2019

"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

19-05-03

C

Project:394122

18950

Hubbard Gardens,INDIANAPOLIS

TABLED BY COMMISSION 07/02/19.

TABLED BY PROPONENT 06/04/19.

TABLED BY COMMISSION 05/09/19.

The code requires permanent roof access to be installed when equipment or appliances requiring access is located on the roof of a building, such that the servicing personnel will have to climb higher than 16 feet above grade to access the equipment or appliances. A/C and condensing units are being located on the roof of the building. The request is to allow a telescoping ladder to be used in lieu of a fixed ladder. Proponent states, there is a roof access hatch, but due to the size of the existing landing, there is not enough room to provide a fixed ladder.

19-05-82

Project:0**Berry Event Barn, Greencastle**

C (c) 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 or the fire area exceeds 5,000 sq. ft. The request is to allow the sprinkler system to be omitted. Per the proponent, the calculated occupant load is over 415 persons. A self-imposed occupant load a maximum of 250 will be posted. Property is on a well.

C 19356

TABLED BY PROPONENT 07/24/19.

TABLED BY PROPONENT 07/01/19.

TABLED BY COMMISSION 06/04/19.

TABLED BY COMMISSION 05/09/19.

(a) The code requires sites, buildings, structures, facilities, elements, and spaces to be accessible to person with physical disabilities. The request is to allow an accessible ramp to be omitted to access the lower area of the main room of a barn that was constructed in the 1850's. Proponent states the owner has family members that access the space with no problem via wheelchair. Temporary ramp will be provided for guests that need accessibility. Has structural analysis been done? Has this project been filed with Plan Review?

C (b) The code requires the number of occupants to be computed based at the rate of one occupant per unit of area. Proponent states based on 7 sq. ft. per occupant, the calculated occupant load for the area will be over 415 persons requiring an automatic sprinkler system. Proponent is requesting to have a self-imposed occupant load of a maximum of 250 persons in the building. The occupant load in the upper level will be limited to a maximum of 49 persons. Three exits will be provided in order to reduce travel distance.

19-05-83 Project:400718 Zink Properties LLC CEW Expansion,INDIANAPOLIS

C 19358

TABLED BY PROPONENT 06/26/19.
 TABLED BY COMMISSION 06/05/19.
 TABLED BY COMMISSION 05/09/19.

(a) The code requires where a portion of a facility or building is more than 400 feet from a hydrant on a fire apparatus access road, on-site fire hydrants and mains are to be provided. The request is to allow new addition and existing building to have its exterior walls located more than 600 feet from the nearest fire hydrant. Proponent states building stores Class 1 commodity (alcoholic beverages)and is considered a low fire hazard. Buildings are fully sprinklered.

C (b) The code requires the building to be provided with fire apparatus access roads extending within 150 feet of all portions of the exterior walls of the first story of the building. The request is to allow a new addition to an existing beverage distribution facility to not be provided with fire apparatus access roads around the building. Per the proponent, fire apparatus access roads will be maintained on the North, West and East sides of the facility. Proponent states servicing fire department does not oppose the variance. This is an existing condition.

19-06-02 Project: Lowe's Store 0215, Terre Haute

A 19402

TABLED BY COMMISSION 07/02/19.
 TABLED BY COMMISSION 06/04/19.
 INCOMPLETE - LFO,LBO,

The code requires extinguishing systems to be maintained in operative condition at all times. The request is to allow fire hose system to be removed in the store due to the lack of trained fire suppression personnel in the store. Per the proponent, this was the request of the local fire chief. *****PAPER FILING*****

19-07-19

Project:405331**Iron Timbers,OSGOOD**

C

19474

TABLED BY COMMISSION 07/02/19.

(a) The code requires exterior walls of Group F-1 occupancy to be 2-hours where less than 5 feet from the property line. The request is to allow the exterior south wall of the building that is 2 feet from the property line to be 1-hour fire-resistive rated. Proponent states there are no buildings within 50 feet of the new building, but the new building is 2 feet from the property line. Per the proponent, the outside metal skin of building was installed before violation was written.

C

(b) The code prohibits openings from being in exterior walls where the exterior wall is less than 5 feet from the property line and building is not fully sprinklered. The request is to allow the windows on the southern property line to remain. Proponent states the windows are installed and having to remove them and patch the exterior metal skin would present an undue financial hardship.

19-07-62

Project:0**HRH Pulmonary Clinic- MOB II,Danville**

C

19514

TABLED BY COMMISSION 07/02/19.

The 1993 Indiana Building Code required enclosure walls to not be of less than 1-hour fire-resistive construction in buildings three or less stories. The request is to allow the two existing stair enclosures serving the basement through the 2nd floor to not be enclosed in 1-hour construction. Proponent states the construction of the stair enclosures meet the requirements for smoke resistant construction. Building is fully sprinklered. Per the proponent, the condition was recently discovered.

- 19-08-06** **Project:0** **KOKOMO DOWNTOWN BUILDING,KOKOMO**
 B 19580

Steel coated belts will be used as the suspension means.
- 19-08-07** **Project:0** **Commerce Center,South Bend**
 B 19531

Schindler Elevator will utilize 6mm steel wire governor rope instead of the required diameter of 9.5mm.
- 19-08-08** **Project:0** **201 S Main St.,South Bend**
 B 19532

Schindler Elevator will utilize 6mm steel wire governor rope instead of the required diameter of 9.5mm.
- 19-08-09** **Project:0** **Sleep Inn Fort Wayne,Fort Wayne**
 B 19533

Schindler Elevator will utilize 6mm steel wire governor rope instead of the required diameter of 9.5mm.
- 19-08-10** **Project:405307** **Brookside Park City of Indianapolis**
 A 19288 **Parks,INDIANAPOLIS**

Snow load calculations will not be done on fabric canopy. Proponent states the canopy will be removed from the shade structure before winter and snow accumulation. This will be done as part of the shutdown and winterization of the park.

- 19-08-11** **Project:0** **TARGET WEST LAFAYETTE,WEST LAFAYETTE**
 B 19391
 Schindler Elevator will utilize 6mm steel wire governor rope instead of the required minimum diameter of 9.5mm.
- 19-08-12** **Project:400847** **Sauder Feeds,Grabill**
 C 19469
 The code limits any single opening in fire walls to a maximum of 156 sq. ft. The request is to allow the door opening in the fire wall to be 196 sq. ft. Proponent states having an opening that complies with code would result in damage being done to the fire wall system, vehicles, and safety.
- 19-08-13** **Project:401682** **Blackhawk Commons Apartments,SHERIDAN**
 C 19505
 The code prohibits buildings or structures from exceeding the height, number of stories, and allowable area based on the construction type. The request is to allow the R-2 occupancy to exceed the allowable area for the first floor by 6%.
- 19-08-14** **Project:0** **South Newton School Corporation ,Kentland**
 A 19523 Code requires corridors serving more than 30 occupants in Group E occupancy to be fire-resistance rated. The request is to allow the school to replace existing demountable corridor walls with non rated metal stud and gypsum board walls in same location. Smoke detectors tied to the building fire alarm system will be added in the corridors undergoing renovation and classrooms undergoing renovation.
- 19-08-15** **Project:0** **University of Notre Dame New Women's Residence Hall,Notre Dame**
 C 19527 Code requires a listed smoke damper to be provided at each point a duct or air transfer opening penetrates a corridor enclosure. The request is to not install smoke dampers in supply ducts serving corridors. 2. The corridors will be provided with a smoke detection system connected to the building fire alarm system.

- 19-08-16** **Project:0** **White Rock Barn,Ossian**
- C B) Code does not permit a chapter 34 to be used to convert structures other than class 1 structures to A and E occupancies. The request is for a barn to be converted to an A-2 occupancy Class 1 structure. Per the proponent, the building will pass the Chapter 34 evaluation for a change of occupancy to a Group A-2 Occupancy. A structural evaluation has been conducted.
- C 19528 A) Code requires change of occupancy to comply for the required number of plumbing fixtures. The request is to allow portable restrooms to comply with fixture count. Permanent compliant restrooms will be provided within 2 years. Drinking water will be available during events.
- 19-08-17** **Project:0** **Allison Transmission Technical Innovation Center,Speedway**
- C 19530
- The code permits Chapter 5 of ASCE 29 to be used when calculating the fire resistance of steel assemblies. Proponent has elected to use this standard. The standard limits the unbraced length of steel to 13 feet. The request is to allow a new structure of Type I-B construction, having portions of its roof structure supported by concrete-filled steel columns, to have a length of approximately 27 feet. Per the proponent, the columns are located in large open spaces where the fire loading will be relatively low.
- 19-08-18** **Project:407692** **21 W Canal St Condo,WABASH**
- C 19534 Code requires an automatic sprinkler system. The request is to avoid a sprinkler system. Applicant will install a fire alarm system within the apartment with heat and smoke detectors in the offices that occupy the floor below the living quarters of the residential unit.
- 19-08-19** **Project:407942** **Collective Beauty,Westfield**
- C 19537 Code requires each toilet and bathing room to be accessible. The request is to omit this requirement. Proponent states they are only making small modifications to the building to create more business space for beauty salon type activities. Per the proponent, the building is part of the Westfield Historic District. Building is changing its use.

- 19-08-20** **Project:0** **South Pointe Apartments,Fishers**
- A 19541
- (a) NFPA 82 requires trash chute access rooms and termination rooms to be of 2-hour construction. The 2014 IBC permits 1-hour construction. The request is to allow the rooms to be of 1-hour construction. Similar variances have been granted in the past.
- A (f) The code requires plumbing fixtures to be provided based on the occupancy and occupant load. The request is to allow the amenities area in Building 3 to only have (2) toilet fixtures or urinals per sex. Residents have access to their bathrooms in their apartment units. Two accessible restrooms will be provided.
- C (d) The code requires all Class A, Class B, and Class C Pools to be enclosed by a fence, wall, building, or other enclosures that is no lower than (6) feet high. The request is to allow a (4) foot high fence to be provided at the apartment patios at the first floor level.
- A (c) The code requires any attic area having a clear height of over 30" to have a 20" x 40" access opening. The request is to allow the opening to not be provided due to the roof truss diagonal bracing and planned insulation making access into the attic space very difficult. Proponent states there are only intermittent areas where the attic height is greater than 30 inches.
- B (b) 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 buildings, to not have the system. Most persons have cell phones.
- C (e) 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.

19-08-21 **Project:0** **North Gibson Elementary Hydronic Piping upgrade,Princeton**

C 19543

The code requires all buildings and structures to be maintained in conformance with the applicable rules of the Commission when constructed, installed, or altered. The request is to allow portions of the lay-in ceiling tile to not be in place during the use of the school building by the students. Proponent states the building is fully sprinklered with NFPA 13 system. Major piping renovations are being done during the next school year resulting in areas of ceiling being open during the school day.

*****Fire Official does not oppose the variance. See attached letter.