

**STAFF REPORT****Report Date: 06/27/2019**

"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****Project:394122****Hubbard Gardens,INDIANAPOLIS**

C

18950

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 (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.
- C 19356

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?

19-05-83

**Project:400718 Zink Properties LLC CEW Expansion,INDIANAPOLIS**

- 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.

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.

19-06-02

**Project: Lowe's Store 0215, Terre Haute**

A 19402

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\*\*\*\*\*

**19-06-35**                      **Project:0**                      **Door Locking Device in event of Active Shooter,Kokomo**  
 D                                      19420

TABLED BY COMMISSION 06/04/19.

The code prohibits door handles, pulls, latches, locks and other operating devices on doors from requiring tight grasping, tight pinching or twisting of the wrist to operate. The request is to allow a locking device to be installed on all doors within the School Corporation. What kind of locking device? Variance has to be for one location within the school corporation.

**19-06-47**                      **Project:0**                      **SPI Industries Building Expansion, South Bend**  
 C                                      19439

TABLED BY COMMISSION 06/04/19.

The code requires the minimum water supply to be available for the minimum duration. The request is to allow a 27,450 sq. ft. addition to an existing factory building to not comply with the requirement for inside-outside hose demand. Proponent states the sprinkler design will not accommodate the required 500 gal/min inside-outside hose demand required per NFPA 13 due to the limitations of the available water supply, but will satisfy the design for the hydraulically most remote area for Extra Hazard occupancy, with some slack for minimal hose demand. Per the proponent, a new hydrant will be provided on site per the fire department request, and the fire department is not opposed to the variance.

**19-07-01**                      **Project:**                      **Country Side Auto Sales,Sellersburg**  
 C                                      19512

The code requires employees to be provided with permanent accessible toilet facilities in buildings or structures. The request is to allow non-accessible portable toilet to be used at the temporary 192 sq. ft. one room office. Proponent states the site set-up is only temporary. Permanent building will be constructed on site within the next three years.

\*\*\*\*\*PAPER FILING\*\*\*\*\*

- 19-07-02**                      **Project:402399**                      **STEM Teaching Lab,WEST LAFAYETTE**
- B                      (b) Two GEN2 elevators will utilize a 6.3 mm (1/4") diameter governor rope in lieu of the required minimum 9.5mm.
- B                      19428
- (a) The code requires speed-reducing switch to be of the manually reset type. Otis is using the 3rd channel (C channel) on the main encoder to provide this input into the control algorithms.
- B                      (c) GEN2 Elevator will use ACLA buffers in place of spring buffers.
- B                      (d) Steel coated belts will be used as the suspension means.
- 19-07-03**                      **Project:0**                      **Meadow Brook School,Lagrange**
- A                      19320
- (a) The code requires means of egress to be illuminated at all times the building space served by the means of egress is occupied. The request is to not install egress illumination. Per the proponent, the building will not be used after dark. The hardship is there is no electrical service provided in Amish life style.
- B                      (b) The code required fire alarm system by electricity will not be installed. The request is to use interconnected, long life battery smoke and heat detectors throughout the building. Per the proponent, there is no electricity due to this being an Amish community.
- A                      (c) The code requires a sprinkler system to be provided throughout all buildings with a Group R fire area. The request is to allow the sprinkler system to be omitted. Fire extinguishers will be installed. Per the proponent, no open flames will be allowed in the classroom area. There is a stove in the teacher's kitchen area.
- B                      (d) The code required illuminated exit signs by electricity will not be installed. The request is to use highly reflective photo-luminescent exit signs. They will be provided at all exit doors.

19-07-04

**Project:0 Peaceful Creek School,Bristol**

- B (d) The code required illuminated exit signs by electricity will not be installed. The request is to use highly reflective photo-luminescent exit signs. They will be provided at all exit doors.
- A c) The code requires a sprinkler system to be provided throughout all buildings with a Group R fire area. The request is to allow the sprinkler system to be omitted. Fire extinguishers will be installed. Per the proponent, no open flames will be allowed in the classroom area. There is a stove in the teacher's kitchen area.
- B (b) The code required fire alarm system by electricity will not be installed. The request is to use interconnected, long life battery smoke and heat detectors throughout the building. Per the proponent, there is no electricity due to this being an Amish community.
- A 19323
- (a) The code requires means of egress to be illuminated at all times the building space served by the means of egress is occupied. The request is to not install egress illumination. Per the proponent, the building will not be used after dark. The hardship is there is no electrical service provided in Amish life style.

19-07-05

**Project:407226 Women's Recovery Home,Huntington**

- C 19393
- The code permits a detached single family dwelling with a total building floor area exceeding no more than 3,000 sq. ft. excluding basements and no more than (3) stories, to be converted into an R-2 occupancy (congregate living for more than 16 occupants). The request is to allow the single family dwelling to be converted to an R-3 occupancy (nontransient with 16 or fewer occupants) home for women. Per plan, home will have a maximum of 5 residents and 1 overnight house staff.

**19-07-06**      **Project:407120**      **Indianapolis IN**      **O'Reilly Auto Parts,INDIANAPOLIS**

C      19400

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. Proponent states the hydrant is adding undue financial burden on the property since a 6" line has to be brought from under Crawfordsville Road to the back of the building. Per the proponent, there are two hydrants on the south side of Crawfordsville Road that are within 400' of the building and a private hydrant located 176' from the building on another property that the owner agreed to share the use. Smoke detectors and monitored automatic fire alarm system will be installed.

**19-07-07**      **Project:0**      **Oasis at 56th Street,Indianapolis**

C      19413

The Indiana Electrical Code requires a minimum of 3' clearance in front of panelboards, switches, circuit breakers, controllers, and controls on heating and air-conditioning equipment. The request is to allow 31" clearance in front of the condensing unit panels in the mechanical closets on the 3rd and 4th floors. Dry pipe sprinkler rise is 31" from the condensing unit panel and cannot be shifted any further away from the panels or they will be running into the furnaces on the other side. Proponent states there will still be room to access the condensing unit.

**19-07-08**      **Project:396536**      **HUB PLUS at West Lafayette,WEST LAFAYETTE**

B      (b) Three GEN2 elevators will utilize a 6.3 mm (1/4") diameter governor rope in lieu of the required minimum 9.5mm.

B      19429

(a)Steel coated belts will be used as the suspension means.

B      (c) The code requires speed-reducing switch to be of the manually reset type. Otis is using the 3rd channel (C channel) on the main encoder to provide this input into the control algorithms.

- 19-07-09**      **Project:408075**      **FedEx Sort Bldg Equipment Bridge,Indianapolis**  
 C      19448
- The code limits F-2 occupancy to a maximum travel distance of 400 feet in fully sprinklered building with NFPA 13 system. The request is to allow the travel distance within the addition to the existing sort building, OB-4 expansion and the new connecting walkway to be 600 feet. Proponent states the building is low hazard and the portion of the building where the travel distance exceeds 400 feet is occupied by employees who are trained in evacuation procedures and routes. Per the proponent, the area is not accessed by the general public and any visitors are escorted by an employee. Building is 767,068 sq. ft.
- 19-07-10**      **Project:0**      **West Wabash School,Geneva**  
 B      (b) The code required fire alarm system by electricity will not be installed. The request is to use interconnected, long life battery smoke and heat detectors throughout the building.  
 B      (c) The code requires means of egress to be illuminated at all times the building space served by the means of egress is occupied. The request is to not install egress illumination. Per the proponent, the building will not be used after dark. The hardship is there is no electrical service provided in Amish life style.  
 B      19457
- (a) The code required illuminated exit signs by electricity will not be installed. The request is to use highly reflective photo-luminescent exit signs. They will be provided at all exit doors.
- 19-07-11**      **Project:0**      **Woodmont Health Campus,Boonville**  
 C      19458
- The code requires means of egress doors to be maintained in such a manner as to be recognizable as doors. The request is to allow exit doors within the Legacy Lane Unit for residents with Dementia and Alzheimer to be painted with a 2-dimensional picture, bookshelf, plate rack, or cabinet front.



**19-07-12                      Project:407408                      Winfield Elementary School,CROWN POINT**

A                      19461

The code requires rooms to be separated from corridors with 1-hour fire partitions and 20-minute doors. The request is to allow the renovated boys and girls restrooms to not have 20-minute doors to separate the corridor from the restrooms. The exclusion of the doors would allow staff to supervise the students. Similar variances have been granted in the past.

**19-07-13                      Project:400193                      Fine Arts Building,TERRE HAUTE**

B                      19462

- (a) Steel coated belts will be used as the suspension means.
- B                      (b) One GEN2 elevator will utilize a 6.3 mm (1/4") diameter governor rope in lieu of the required minimum 9.5mm.
- B                      (c) GEN2 Elevator will use ACLA buffers in place of spring buffers.

**19-07-14                      Project:0                      Horn Of Plenty,Middlebury**

A                      19463

- a)The code requires the means of egress including exit discharge to be illuminated at all times. The request is to omit means of egress illumination. Facility will not be used after dark.
- A                      b)The code requires exit signs to be internally or externally illuminated by electricity. The request is to omit electrically powered exit signs. Highly reflective photo luminescent exit signs will be installed at each exit door.

**19-07-15**      **Project:0**                      **Rea Magnet Wire Fire Door Variance,Fort Wayne**  
 C                      19467

The code requires opening protectives to be maintained in an operative condition. The request is to allow 16 fire doors to not be required to be maintained, (12) within the confines of a decommissioned part of the plant that is no longer used to mix combustible liquids, and (4) fire doors that are in compliance.

**19-07-16**      **Project:403345**                      **Evergreen Village at Fort Wayne,FORT WAYNE**  
 C                      19470

Code requires exhaust outlets to be located not less than 10 feet horizontal from parts of the same or contiguous buildings.The request is to allow the exhaust outlet to be 9 feet. A secured/fenced off area will be provided around the mechanical units and kitchen hood exhaust to prevent pedestrians from walking under the kitchen hood exhaust.

**19-07-17**      **Project:401800**                      **THE KENT,CARMEL**  
 A                      19471

A) Code requires hoistways of elevators and dumbwaiters penetrating more than three stories shall be provided with a means for venting.The request is to eliminate hoistway venting.Hoistway venting will not be provided for the elevator in the new apartment building. An elevator with four or more stops requires hoistway venting where the building contains an R Occupancy.

The 2015 International Building Code has eliminated the requirement for venting of elevator hoistways.

**19-07-18 Project:0 Banker's Life Field House Fire Dampers, Indianapolis**

C 19473

(a) The 1993 Indiana Building Code requires exterior walls to be of 2-hour rated construction in A-2 - A-2.1 occupancies where less than 10 feet from the property line. Openings are not permitted within 5 feet from the property line. Per the proponent, due to the replacement of the damper being difficult and costly, the request is to allow the existing fire damper on the southeast corner of the building to be removed or fixed open. The fire damper opening faces the railroad tracks and is located at the top of the buildings.

C (b) The 1993 Indiana Building Code requires fire dampers to be installed and readily accessible for servicing where duct penetrates area or occupancy separation walls, horizontal exit walls or shaft enclosures. The request is to allow existing fire dampers to be removed or fixed in the open position, the fire dampers in fully ducted penetrations of one-hour corridor walls, occupancy separations, fire partitions and seating /suite level floor assemblies. Proponent states the 2014 Indiana Building Code does not require fire dampers based upon testing which indicated fire dampers are not required in fully ducted penetrations of 1-hour walls.

**19-07-19 Project:405331 Iron Timbers, OSGOOD**

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.

C 19474

(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.

- 19-07-20**      **Project:399509**      **Tom Wood Jaguar Land Rover Volvo,CARMEL**
- A      B.)The code permits alternative automatic fire-extinguishing system to be used,but is not allowed to satisfy permitted reductions and exceptions that an automatic sprinkler would allow.The request is to allow an alternative automatic fire extinguishing system to be installed in the data room in lieu of automatic sprinklers and still permit the building to be classified as fully sprinkled.
- A      19475
- a.)The code requires sprinklers to be installed throughout the premises.The request is to allow the sprinkler system to be omitted within one glass 140 sq. ft. vestibule cube. The vestibule is all glass. Sprinkler protection is provided at the ceiling level above the vestibule as required.
- 19-07-21**      **Project:0**      **THE GILEAD HOUSE INC.,Kokomo**
- C      19476
- 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 28 women, for an additional 6 months, 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 17-05-30 that was granted expired on June 1, 2018. Variance 18-05-44 expired on June 1, 2019. Proponent states sprinkler drawings will be filed with state Plan Review by July 2, 2019.
- 19-07-22**      **Project:0**      **Virginia Street Parking Garage,Indianapolis**
- C      19477
- The Elevator Code requires platform guard apron to be 48 inches high. The request is to allow the apron height to be 24 inches. Proponent states, a 48 inch high platform apron would strike the pit floor. Per the proponent, the hoistways and pits are existing and it would be almost impossible to dig out the pits.

- 19-07-23**      **Project:392739**      **Pike Township Headquarters Fire Station  
61,INDIANAPOLIS**
- A      19478
- 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. Most persons have cell phones. Similar variances have been granted in the past.
- 19-07-24**      **Project:0**      **Lilly K155 ASRS Warehouse,Indianapolis**
- C      19480
- The proposed ASRS warehouse structure is required to provide smoke vents and draft curtains which are required based upon a storage configuration classified as high piled combustible storage per the IFC.The request is to allow a hybrid sprinkler system (Between an ESFR and in rack system) to be used.1. The building will be protected throughout with an automatic sprinkler system in compliance with NFPA 13 and/or FM Global Property Loss Prevention Data Sheet 8-9: Storage of Class 1,2,3,4 and Plastic Commodities. The system will consist of ESFR sprinklers located at the ceiling level, as well as multiple rows of in-rack sprinklers.
2. The sprinkler system is designed and tested for operation without the aid of automatic smoke venting.
  3. The ASRS area in the building involves a normally unoccupied automated storage and retrieval system, and is occupied only for infrequent maintenance of equipment. The ASRS area will also be protected by a VESDA (very early smoke detection apparatus) detection system. The system functions by use of an air sampling technology.
- 19-07-25**      **Project:407373**      **HOSTETLER WOODWORKING SHOP,MILLERSBURG**
- B      19481
- A sprinkler system is required based upon classification as an F-1 Occupancy woodworking facility over 2,500 sq ft in area.
- The building will be a pre-engineered metal building of Type IIB Con1. A dust collection system will be installed in accordance with NFPA 664, 2012 Edition, Standard for the Prevention of Fires and Explosions in Wood Processing and Woodworking Facilities.
2. The building will be constructed on a 9+ acre site, located more than 100 feet from other buildings.
  3. The building will be of noncombustible construction, whereas Type VB Construction would be permitted based upon allowable area.

19-07-26

**Project:407827****Fishers Adult Day Care,FISHERS**

C

19484

The code permits special egress locks to be installed on doors in Group I-2 ( nursing homes, hospitals) occupancy where the clinical needs of persons receiving care require the locking. Building must be fully sprinklered, or have an approved automatic smoke or heat detection system. The egress doors must unlock when: sprinkler or fire detection system is activated, upon loss of power controlling the lock, and there's a signal from fire command center or nursing station. In addition, building occupant can't be required to pass through more than one door equipped with the special egress lock, procedures must be part of emergency planning, must have keys, codes, etc., and emergency lighting must be provided at the door. The request is to allow the locking device to be provided at all the egress doors in Group I-4 occupancy (adult day care). Proponent states all the doors will comply with the Group I-2 occupancy except for the passing through more than one door equipped with the special egress lock.

19-07-27

**Project:0****Kimpton Hotel,Indianapolis**

C

19485 Code requires the common path of egress travel shall not exceed the common path of egress travel distance.The request is to have the common path of egress travel from a fitness room on the 3rd floor and a single guest room on each of floors 4-9 will be 79 feet, exceeding the permitted 75 feet.1. The building will be provided with an automatic sprinkler system throughout, as well as a voice-alarm system, emergency power systems, and smoke control.

2. Corridor smoke detection will be provided, not required by code for rules for new construction, nor to achieve a passing Chapter 34 score for the building.

3. Smoke alarms will be provided in the hotel guest rooms, as required.

**19-07-28 Project:403307 Wanamaker Early Learning Center,INDIANAPOLIS**

- C 19486 The code requires lavatories in employee and public toilet rooms to be located within the room.The request is to provide sink outside toilet room.
1. Per the proponent, the proposed location of the lavatories will comply with Indiana State Department of Health requirements for hand washing facilities in public schools in 410 IAC 6-5.1-5(s)(4), which states: Restrooms shall be equipped with lavatories or other satisfactory hand washing facilities, or such equipment shall be installed in an adjacent room through which the users must pass upon egress from the restroom.
  2. Licensing rules in 470 IAC 3-4 for Child Care Centers permits the lavatories to be located outside the toilet room. FSSA recommends that sink be located outside the toilet room.

**19-07-29 Project:0 Simplicity Furniture Tent,Evansville**

- C 19487  
Code requires temporary tents ,air-supported,air-inflated or tensioned membrane structures to not be erected for a period of more than 30 days within a 12 month period on a single premises.Owner would like to keep 2400 sq.ft. furniture sales tent up more than 30 days. Would like 120 days max.
- Project will be filed with plan review.  
Lighting, emergency lighting and exit signs will be provided. 2 fire extinguishers will be provided. Required exiting (2 locations 6' wide will be provided) Occ. load will be posted at 50. (80 calculated and 199 allowed for 2 exits IFC Table 3103.12.2). No open flame, cooking or heating will be permitted.

**19-07-30 Project:0 Hancock County Jail,Greenfield**

- A 19488 The code requires security glazing to be fixed in a gasketed frame when located in smoke barrier wall. The request is to allow 12" x 12" gun ports on the 2nd level of the Control Room overlooking the individual jail pods to be provided in the smoke barrier wall. Building will be fully sprinklered as required. A row of close-spaced sprinklers will be provided on each side the wall of security glazing, as required.

- 19-07-31**      **Project:0**                      **Caesars Horseshoe Southern Indiana Addition,Elizabeth**  
 C                      19489 Code requires egress doors to be readily openable without the use of a key or special knowledge. The request is to allow 4 doors into the man trap security vestibule to not be readily openable without the use of a key or special knowledge. The hardware securing the doors will unlock upon actuation of the fire alarm system or sprinkler system, or upon loss of power controlling the devices. Per the proponent, the doors in question are not a required means of egress for the public, nor for employees working outside this specific area.
- 19-07-32**      **Project:407185**                      **Rising Sun High School Solar PV System,RISING SUN**  
 C                      19490  
 C/NVR The code requires guards to be provided where appliances, equipment, fans, roof hatch openings or other components that require service are located within 10 feet of a roof edge that is located more than 30 inches above the floor. The request is to allow solar PV panels to be installed with guardrail omitted. Proponent states the panels do not have any moving parts and there are no connections or components that require routine maintenance or replacement.
- 19-07-33**      **Project:0**                              **GEICO Corporate First Floor Renovation Phase 3,Indianapolis**  
 C                      19491  
 The code permits turnstiles to be installed in the means of egress where no more than a 50 person capacity is credited, turnstile must turn free in the direction of egress travel when primary power is lost, not more than 39 inches high, and has at least 16 ½ inches clear width at and below a height of 39 inches and at least 22 inches clear width at heights above 39 inches. Proponent states the 2018 IBC permits any security access turnstile providing a clear passage width of 32 inches or more to be credited with a maximum exit capacity as calculated in accordance with Section 1005. The request is to be able to use the 2018 IBC. The 2018 IBC info has not been verified by staff.
- 19-07-34**      **Project:0**                              **BATH AND BODY WORKS,SCHERERVILLE**  
 B                      19492  
 The code requires building entrances that separate conditioned space from the exterior to be protected with an enclosed vestibule. The request is to allow an air curtain to be used in lieu of a vestibule.



- 19-07-35**      **Project:0**                      **Poynter Sheet Metal Addition,Greenwood**
- C      19493 Code requires the area of B,F,M or S building shall not be limited when surrounded and adjoined by public ways or yards not less than 60 feet in width.The request is to allow the north side of the building to be only 51 feet instead of required 60 feet. Building is fully sprinkled with ESFR system.
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- 19-07-36**      **Project:401714**                      **River City Community Center,LAFAYETTE**
- C      19494
- The code requires children's play structures to have a horizontal separation of not less than 5 feet from building walls, partitions and from elements of the means of egress. The request is to allow the indoor play structure to be less than 2 feet from the east, west, and south walls of the room of installation. East wall is of non-combustible CMU's with drywall on the interior. South and West walls are steel studs with 5/8" Type X drywall. Building is fully sprinklered and has a monitored NFPA 72 fire alarm system as required. A minimum of 2 adults will be in the room anytime children are present on the play structure. Proponent states the structure is already constructed and was not caught until final inspection.
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- 19-07-37**      **Project:406929**                      **The Stables Event Center,LAFAYETTE**
- C      19495 A) Code requires an automatic sprinkler to be provided for A-2 occupancies when the fire area has an occupant load of 100 or more. The request is to omit the sprinkler system the occupant load will be limited to 300 persons. 1. A monitored fire alarm with full smoke and heat detection, horn/strobes and pull stations will be installed. 2. 3 code compliant exits will be provided out of the space (2 required).
- C      B) Code requires the number of occupants to be computed at the rate of one occupant per unit of area. The request is to omit this requirement. The owners will self-impose an occupant load of 300 persons total. 3 compliant exits equipped with panic hardware will be provided. A monitored fire alarm will be installed though out to assist with early notification and evacuation of the building.

- 19-07-38**      **Project:0**                      **Life Change Church,Greenwood**  
 C                      19496
- The code prohibits the change of use of any building or structure unless the building or structure complies with the requirements for new construction. The request is to allow a 27,000 sq. ft. vacant building to be converted into a church with registered preschool ministry. Proponent states the sanctuary will seat 400 persons, while the children's ministry will have 100 persons. Per the proponent, past used included bowling alley and broadcast network as a TV studio will live audience. How will the building not comply with the current rules of the Commission? Will sprinkler system be added in the future?
- 19-07-39**      **Project:0**                      **Industrial Finishes and Systems,Lafayette**  
 C                      19498
- Code requires an automatic sprinkler system to be installed in all group H occupancies. The building is currently classified as a Group M occupancy with combustible liquid storage below 1,600 gallons. The request is to classify the storage area as a Group H-3 occupancy and increase the storage to 7,500 gallons without the installation of the required sprinkler system. In lieu of a fire sprinkler system, a pre-engineered total flooding dry chemical system will be installed in the storage are of the building. A 2 hour fire barrier will be installed to separate the storage area from the remainder of the building.
- 19-07-40**      **Project:0**                      **IU Ball Memorial 10 North,Muncie**  
 C                      19499
- Code requires care suites containing sleeping rooms shall not be greater than 5,000 square feet.The request is to allow sleeping units to be 9,700 square feet.
1. Direct visibility from a constantly attended location will be provided.
  2. A complete smoke detection system will be provided throughout the suite.
  3. The building is fully sprinklered.
- 19-07-41**      **Project:0**                      **Yellow Creek Woodworking,Goshen**  
 B                      19500
- Code requires an automatic sprinkler to be provided throughout all F-1 occupancy fire areas that contain woodworking operations that exceed 2,500 sq. ft. The request is to permit a dust collection system per NFPA 664-2012 Edition to be used in lieu of an automatic sprinkler system.

**19-07-42                    Project:404263                    Indiana Tech Residence Hall & Retail,FORT WAYNE**

- B            (d) Steel coated belts will be used as the suspension means.
  - B            (c) GEN2 Elevator will use ACLA buffers in place of spring buffers
  - B            (b) One GEN2 elevator will utilize a 6.3 mm (1/4") diameter governor rope in lieu of the required minimum 9.5mm.
  - B            19501
- (a) The code requires speed-reducing switch to be of the manually reset type. Otis is using the 3rd channel (C channel) on the main encoder to provide this input into the control algorithms.

**19-07-43                    Project:0                                    Hochstetler Woodworking,Topeka**

- B            19502 Code requires an automatic sprinkler to be provided throughout all F-1 occupancy fire areas that contain woodworking operations that exceed 2,500 sq. ft. The request is to permit a dust collection system per NFPA 664 2012 Edition to be used in lieu of an automatic sprinkler system.

19-07-44

**Project:0 BHI USA Inc.,Logansport**

- C (c) Smoke and heat vents will not be provided in the freezer.
- C 19503
- (a) The code requires buildings storing Class I Commodities in high pile rack storage to be provided with sprinkler system. The request is to allow the sprinkler system to be omitted in the -10 degrees freezer storage area. Proponent states staff in the warehouse is limited and trained to provide alarm and evacuate the building in emergency condition.
- C (d) The code requires a minimum of one access door to be provided in each 100 lineal feet, or fraction thereof, of the exterior walls that face required fire apparatus access roads. The request is to allow access doors to be omitted on the north side of the freezer warehouse. Proponent states the storage racking system is against the north wall and access egress along that side would require travel under the racking system and storage. Per the proponent, there are 6 doors that provide access to the main aisle.
- C (b) The code permits the area of a Group B, E, F, M or S building no more than one story above grade plane to not be limited where the building is equipped throughout with an automatic sprinkler system and is surrounded and adjoined by public ways or yards not less than 60' in width. The variance request is to permit the existing 67,890 sq. ft. building and the 32,738 sq. ft. additions to be unlimited in area, but allow the 20,047 sq. ft. -10 degrees freezer storage area to not be sprinklered. Proponent states 60' width will now be provided around the entire building as to where a previous variance, 18-07-52 was granted limiting the width on the south side of the building to between 27' - 51' with fire department access road around the building. Travel distance in nonsprinklered area will be 175 feet to nearest exit; code permits 300 feet. Per the proponent, sprinklering an area with -10 degrees temperature will result in immediate freezing of the water.

**19-07-45      Project:399805      Wabash Valley Power Association,INDIANAPOLIS**

C      19504

(a)The code requires accessible shower compartments to have an entry width a minimum of 36 inches and a folding or non-folding seat on the wall opposite the control wall. Seat is not required to be installed in a shower for a single occupant, accessed only through a private office and not for common use or public use as long as reinforcement has been installed in the walls to allow installation of a shower seat. The request is to allow the entry width of the shower to be 2 feet, 11 5/16 inches, and to omit the seat in the shower. Proponent states the wash room will be accessed only through a private office suite occupied by the CEO of the corporation. Card key access is provided to the CEO office suite. The area will not be open to the public, nor to the employees of the company. Per the proponent, the shower can be modified as needed by the owner.

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 2-way communication system to be omitted at the elevator landing on the 2nd floor. Most persons have cell phones. Similar variances have been granted in the past.

C      (e) The code requires two exits to be provided in Group B and A-3 occupancies where the occupant load exceeds 49. The request is to allow the multi-purpose meeting room on the 1st floor to have (1) exit on each side of the folding wall in the center of the room. Each side of the folding wall is approximately 1,050 sq. ft., with a calculated occupant load of 70 on each side. Proponent states each side of the folding wall has a posted occupant load of 49 maximum. Per the proponent, the meeting room serves as dedicated support space for approximately 68 board members. The room is designed to accommodate less than 50 occupants on each side.

C      (c) The code requires clearance around a water closet to be 60 inches minimum in width. The request is to allow the water closet in the fitness area to be 4 feet, 11 11/16 inches. Proponent states all other required dimensions are met, including the 5-ft. turning circle. Per the proponent, Sec. 104.2, ICC A-117.1 and 104.1.1, 2010 ADA Standards both permit an allowance for conventional industry tolerances for dimensions other than those stated with both a minimum and a maximum.

C      (b) The code requires the front of lavatories and sinks to be 34 inches maximum above the floor, measured to the higher of the rim or counter surface. The request is to allow several sinks to have a maximum height of 34 3/16 inches measured to the rim of the sink. Per the proponent, Sec. 104.2, ICC A-117.1 and 104.1.1, 2010 ADA Standards both permit an allowance for conventional industry tolerances for dimensions other than those stated with both a minimum and a maximum.

**19-07-46      Project:407448      Baumgartner Asphalt Tenant Improvement,FISHERS**

- C      19507 A) Code requires protruding objects to provide a minimum headroom of 80 inches. The request is to allow the existing roof purlins to extend below the minimum ceiling height with headroom of 78 inches above the new 2nd floor. The purlins are projecting below the ceiling in a private office area. The number of occupants affected by the protruding purlins is less than 10. Proponent states the floor is already built.
- C      19507 B) Code requires the height of doorway openings to be 80 inches. The request is to allow a door to a storage/mechanical/IT room on the 2nd floor to have an opening height of 74 inches. The storage area is only used for archived files, not frequently accessed.

**19-07-47      Project:0      St. Mary's Senior Housing,West Terre Haute**

- C      19508 The code requires vertical openings to be fully enclosed in fire rated construction .The request is to allow existing historic doors and frames to be retained to be used in the corridors.  
1. The building will be protected with a sprinkler system per NFPA 13. 2. All corridor walls will be 1-hour fire partitions, as required. 3. All new doors will be 20-minute rated as required. 4. A new fire alarm system plus corridor smoke detectors will be provided.

19-07-48

**Project:0 Lawrenceburg Multi-Family Housing, Lawrenceburg**

- A 19510 G) Code requires two communication to be provided at the elevator landing that is one story above or below exit discharge. The request is to not provide 2-way communication system at the elevator landing on each floor. Cell phones will be used.
- C 19510 F) Code requires fire pumps to be located in rooms that are separated from all other areas. The request is to allow water service and associated equipment to be located in the same room as the fire pump. The podium building, including the room in question will be protected with NFPA 13 system as required.
- C 19510 E) Code requires accessory occupancies to not occupy more than 10 percent of the building area on the story they are located. The request is to allow the apartment amenity space to exceed 10 percent on the 3 rd floor. There is an exit directly from the amenity space to an exterior stair via the outdoor pool and there is an enclosed stair directly outside of the amenity space.
- C 19510 D) Code permits height of this building to be 60 feet .The request is for building to be allowed to be 68 feet. Per the proponent, the additional overall height of approximately 8 feet will not be adverse to safety based upon the podium building being of Type IA Construction and being protected by an automatic sprinkler.
- A (i) NFPA 82 requires chute access and termination rooms to be of 2-hour rated construction and horizontal assemblies supporting the shaft to be 2-hour rated. The request is to allow trash chute access and termination rooms to be of 1-hour rated construction and 2-hour rated shafts that will be supported by 1-hour horizontal assemblies.
- B (h) The code requires dressing, shower, sanitary facilities, and baby-changing stations for each sex, to be provided within three hundred feet of all Class A, B, and C pools. The request is to not provide it. Restrooms will be in the common area for the residents and guests. Pool is not open to public. Residents and guests can change within the dwelling units. Similar variances have been granted in the past.
- A 19510 B)Code requires at least one accessible means of egress in building 5-stories or more to be an elevator provided with emergency power backup . The request is to not provide a standby generator for the elevator. The elevators will have battery back-up provided in order to permit lowering of the elevators in the event of loss of power. A transfer switch will also be provided to permit hookup of a portable generator.
- A 19510 A)Code requires an enclosed elevator lobby to be provided at each floor where an elevator shaft enclosure connects more than 3 stories. The request is to allow enclosed elevator lobbies to be omitted in the building. The 2015 International Building Code has eliminated the requirement for venting of elevator hoist ways.
- C 19510 C) Code requires openings in a corridor to have a fire protection rating. The request is to

- 19-07-48**      **Project:0**                      **Lawrenceburg Multi-Family Housing, Lawrenceburg**  
allow door and sidelight to not be rated in the amenity spaces. The openings will be protected with a sprinkler located at the ceiling level spaced every 6 feet and within 12" of the opening on the room side.
- 19-07-49**      **Project:0**                      **The Line Urban Flats, Indianapolis**  
B                      19511  
(a) KONE EcoSpace Elevators with a capacity of 3,000-5,000# will utilize 8mm steel wire rope suspension cable instead of the required minimum diameter of 9.5mm.  
B                      (b) KONE EcoSpace Elevators with a capacity of 3,000-5,000# will utilize 6mm steel wire governor rope instead of the required minimum diameter of 9.5mm.
- 19-07-50**      **Project:0**                      **IU Foster Quad, Bloomington**  
C                      19513 Code requires standpipe hose connections to be provided at an intermediate floor level landing between floors. The request is to allow hose connections to be provided on main floor level landings in lieu of intermediate level landings. 1. The buildings will be protected throughout with an automatic sprinkler system in accordance with NFPA 13.



19-07-51

**Project:0 Waelz Kiln Facility Project,Muncie**

- C (f) The code requires emergency or standby power system to be provided where mechanical ventilation, treatment systems, temperature control, alarm, detection, or other electrically operated systems are required. The request is to allow emergency or standby power to be omitted. Battery back-up power will be provided.
- C (e) The code limits the exit access travel distance to 175 feet in Group H-4 occupancy buildings that are fully sprinklered with NFPA 13 system. Building will not be sprinklered. The request is to allow the travel distance to exceed 175 feet, but will not exceed 300 feet. Proponent states the buildings are used mainly for equipment and storage protection from weather. The occupant loads are low. When in the buildings most occupants are in motorized vehicles.
- C (d) Vehicle ramps with a slope of 1 in 12 will be used as a means of egress throughout the industrial areas of the building.
- C (c) 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 H-4 building, Kiln Building and support buildings to exceed the allowable area. Proponent states the process requires larger buildings than would be permitted by Code. What is the allowable area?
- C (b) The code requires an automatic sprinkler system to be installed in Group H (high-hazard occupancies). The request is to allow the sprinkler system to be omitted in buildings 170, 210, 220, 310, 340, 351, and 352. Proponent states the buildings have high ceilings ranging from approximately 38-116 feet.
- C 19515
- (a) The code requires indoor storage areas and storage buildings to be provided with mechanical exhaust ventilation at a rate of not less than 1 cubic foot per minute per sq. ft. of floor area over the storage area, or natural ventilation as long as natural ventilation can be proved to be acceptable for the materials stored. The request is to not provide the ventilation in the storage areas. Per the proponent, the buildings are provided for weather protection and containment of the materials. The materials are not physical hazards but health hazards. Proponent states, if had to provide the high ventilation, it would increase the likely hood of spreading the material through the air. In normally occupied buildings, a ventilation system will be provided to meet the fresh air requirements.

19-07-52

**Project:0                    SPF15, Inc Office and Parking Garage,Fishers**

- B    19516 C) Code requires fire door and fire shutter assemblies to be constructed of material that conforms to test requirements and fire protection rating .The request is to allow non rated entry doors and sidelights to be allowed in 2 hour fire barriers . The openings will be protected by a row of close-spaced sprinklers, located within 12 inches horizontally of the openings at the ceiling level.
- C    19516 A) Code requires the structural frame and roof to be 1- hour rated. The request is to allow a non rated open air canopy to be provided on the roof of the parking garage. Strucutre will be used to shelter an outdoor terrace area that will be a gathering space for employees. The canopy will be of noncombustible construction.
2. The canopy will not have any enclosing walls.
  3. The floor supporting the rooftop terrace will be noncombustible, 2-hour rated.
- C    19516 B) Code requires each portion of a building separated by fire walls to be considered a separate building. The request is to allow a 6 story office building and a 4 story parking garage to be separated by (2) 2-hour fire barriers. Both buildings will be of Type IB (noncombustible, fire-resistant) Construction. The garage structure will be independent of that for the office building.

19-07-53

**Project:0                    Common Area Remodel,Indainapolis**

- A    19518 Code requires an enclosed elevator lobby to be provided at each floor where an elevator shaft enclosure connects more than 3 stories .The request is to not have fire-rated elevator lobby vestibules in this 8 story high rise building. The building is protected throughout with an automatic sprinkler system per NFPA 13.

19-07-54

**Project:0                    220 North Meridian,Indianapolis**

- C     19519 A) Code requires exits to discharge directly to the exterior of the building. The request is to have new exit discharge through the loading dock. Exiting through dock area will have painted stripes on floor and bollards to designate a clear exit path.
- C     19519 C) Code requires where more than one exit is required exit access shall be arranged so there are no dead ends in corridors more than 20 feet. Code limits dead end corridors in sprinklered building to 50 feet .The request is to permit dead end corridor in an existing basement to be 110 feet. Building will be sprinklered per NFPA 13. Basement will have smoke detection system installed in corridors.
- C     19519 B) Code only permits openings that are necessary for exit access to the exit passageway from normally occupied spaces and for egress from the exit passageway. The request is to allow unoccupied rooms on the exit passageway on the 1st floor. Current condition is both exit stairs discharge through the first floor. Per the proponent, the new exit passageway will improve the situation.

19-07-55

**Project:0                    Colfax Apartments, South Bend**

- C     19520

The code requires at least an NFPA 13R system to be provided in the building in order to get a passing score when using Chapter 34 Evaluation. The request is to allow an NFPA 13D system to be used in lieu of an NFPA 13R system and be able to receive a neutral score of zero for the sprinkler parameter in lieu of a negative score due to not installing an NFPA 13R system. Two story + partial basement single-family residence is being converted to a 5-unit apartment building, with 3 units on the 1st floor, and 2 units on the 2nd floor.

19-07-56

**Project:0                    Ingedion FBR #3 Addition,Indianapolis**

- C (c) The code requires a structurally independent fire wall when creating a building into separate buildings. The request is to allow an 863 sq. ft. multi-level fluid bed reactor equipment structure addition to be put to the existing building without separating the two with a fire wall. Sprinkler water curtain per NFPA 13 will be used to separate the two buildings in lieu of the required 4-hour fire wall. Sprinklers will be located to protect full length and height of 2-hour precast walls that separate FBR # 3 addition from existing FBR # 1 building.
- C 19521
- (a) The code requires a building over 100 feet to be of Type I-B construction. The request is to allow the building to be 103 feet. Per the proponent, the structure will be protected throughout with an automatic fire suppression system per NFPA 13, 2010 Edition. The structure is an equipment enclosure and not normally occupied with no work stations. Platforms are provided for employees to do inspections and maintenance. The exceeded height of the building is needed to support the process equipment.
- C (b) The equipment platforms exceed the maximum two-thirds (2/3) permitted by code. The structure incorporates full equipment platforms for the equipment with no floor levels incorporated.

19-07-57

**Project:0                    Cass County YMCA Renovation,Logansport**

- A 19522
- 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 a 660 sq. ft. canopy and entrance vestibule addition to be put to the existing 33,260 sq. ft. 1st floor area of the building without having to separate the addition from the existing building with a fire wall. The addition will cause the existing building to be over allowable area and over the 12,000 sq. ft. fire area limitation for nonsprinklered fire area. Per the proponent, the addition will not add occupant load nor additional fuel load to the building.

**19-07-58            Project:395573            New Fair Stand for Immanuel Church,BROWNSTOWN**

- C        19524 Code requires the inside lower edge of canopy type commercial hood to overhang a distance of not less than 6 inches beyond the edge of the appliance. The request is to allow the cooking equipment to extend approximately 6 inches beyond the edge of the Type 1 hood. Additional Type K fire extinguishers will be provided near the fryers and griddles located under the Type I hood. Building is fair stand that will be used one week out of a year. Per the proponent, there are typically 35 volunteers working the stand at any given time when the stand is open.

**19-07-59            Project:0                    523 Tap & Grill Expansion,Elkhart**

- C        19525 Code permits chapter 34 evaluation to be limited to the portion of the building changing occupancy provided separation requirements are met. 2-hour separation will not be provided between the 1st floor and the unoccupied upper floors .The request is to permit the Chapter 34 evaluation to be limited to the 1st floor space that is changing occupancy. A monitored fire alarm system will be provided throughout the 1st floor area.

**19-07-60            Project:408910            Walnut St Parking Garage SE Stairwell  
Rept,BLOOMINGTON**

- C        19535

LATE FILING

Required means of egress are to be maintained during construction, demolition, remodeling or alterations and additions to any building unless the temporary means of egress systems is approved. The request is to allow the southeast stairway in the open parking garage to be closed for repairs. The closure will only leave a single exit stairway available during construction; code requires 2 stairways in an open parking garage. The vehicle ramp will be used for temporary egress.

**19-07-61 Project:0 Goshen Hospital - Tower Addition & Renovation,Goshen**

C 19466

a) Code requires an enclosed elevator lobby to be provided at each floor where an elevator shaft enclosure connects more than 3 stories. The request is to allow enclosed elevator lobbies to be omitted in the building. Building will be fully sprinkled as required.

C 19466 b) Code requires a 3 hour fire wall when separating group I occupancy. The request is to allow a 2 hour fire barrier to be used to separate the new addition. The existing hospital is over the allowable area limitation for new construction. Both the existing building and the addition will be protected by an approved automatic sprinkler system as required.

**19-07-62 Project:0 HRH Pulmonary Clinic- MOB II,Danville**

C 19514

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.

**19-07-63 Project:0 Yamaha Marine Precision Propellers,Greenfield**

C 19497 Where the provisions of this code require that a building be equipped with an automatic sprinkler, sprinklers shall be installed. The request is to omit a sprinkler system in the F-2 area containing the foundry area. Per the proponent, the hazard of sprinkler activation or a leaking sprinkler system component could create a steam explosion.

19-07-64

C

**Project:404933**

**GRID,INDIANAPOLIS**

19482

The code requires fire department connections to be located on the street side of buildings, which proponent states is Washington St. The request is to allow the fire department connection to be placed on the west side of the building (East St) in lieu of the street side, Washington Street. Proponent states it wouldn't be reasonable to put the fire department connection on the street side since it is over 250 feet away from the sprinkler riser room. Per the proponent, having the FDC on the west side of the building will make it accessible for the fire trucks.

