

Staff Variance Report
For
January 6, 2015 Commission Meeting

“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.

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:

- | | | | |
|----------|----|---|-----------------|
| 14-10-04 | CI | CV East LLC – Marion | Project #364993 |
| | | <i>The code prohibits the use of maglocks on means of egress doors.</i> The request is to install an RCI 3360 cushion lock on one half of the double door that leads from the main lobby to the office area. The proponent states the office side of the door will have a trex exit sensor on the ceiling and an emergency manual pull station to disconnect power from the fail safe lock. The hardship is trying to keep the facility safe and secured. Tabled by Commission, no proponent. Tabled by Commission, no proponent. Tabled by Commission, no proponent. | |
| 14-10-08 | I | Kimbell Building – French Lick | |
| | | Information incomplete. Tabled by Commission, no proponent. Tabled by Commission, no proponent. Tabled by Commission, no proponent. | |
| 14-11-04 | C | Indianapolis Lighthouse Charter School – Indianapolis | Project #365598 |
| | | <i>The code requires that all valves controlling the water supply for automatic sprinkler systems be electrically supervised.</i> The request is to not have the gate valve supervised. The proponent advises that is not a yard post indicator valve installed on the gate valve due to field restraints, because the gate valve lands within the existing parking lot. A yard box was installed. Per the proponent, the gate valve is a dedicated incoming line for the sprinkler system, the sprinkler system is monitored, and there are monitored control valves installed at the spigot location. The proponent also states that there are water pressure gauges and tamper flow switches to ensure that water is available. What is the position of the local fire official? | |

14-11-20

(b)

D

Chef JJ's Renovation/Addition – Indianapolis

(b) *The code requires interior exit stairs to be enclosed with fire barriers in accordance with Section 706.* The request is to allow the owner to have a monumental open stair and only one exit from a small conference room and rooftop garden. Per the proponent, the owner desires to construct a small conference room and rooftop garden with a total occupant load of no more than 49 occupants on the roof (second floor) of the existing building. The rooftop area by occupant load is allowed to have only one means of egress, however, a monumental open stair is only allowed by exception 9 provided that "two means of egress are provided from both floors served by the unenclosed stairway(s)." The unenclosed stairway is located in the lobby with close proximity to the main entrance / exit of the building. The common path of egress travel from the second floor to the bottom of the stair is no more than 40' (including the stair run) and the total path of travel (including common) to the nearest (main) and farthest (west) exits is 82' and 140', respectively. Because of the ability to schedule the uses of the building, specifically the roof / 2nd floor, the assurance of limiting the second floor and roof to < 49 occupants, and the proximity to the entrance of the building, the available square footage for the building addition is already constrained greatly by the site conditions. The linear distance available for connecting the existing building and new addition is limited and it has to function as both a dining room connection as well as an exit access and service connection. The existing building's structure makes punching openings between the two spaces difficult and is limiting the layout. Enclosing the stair to the second floor / roof would cramp the lobby in such a way that it would not only appear much more confined but it would physically result in a space that would not function well as a lobby. Exiting protection must be priority and other options be explored. **Tabled by Commission no proponent.**

14-11-38

C

1445 W. Hoosier Blvd- Bathroom remodel - Peru

The code requires accessible restrooms. The request is to not have accessible restrooms. Per the proponent, all other requirements of the ADA will be complied with and the patients who experience hardship because of this limitation will have access to a restroom in a nearby office that complies with all of the requirements of the ADA. How far is the other restroom in the other building? What's the hardship? **Tabled no proponent.**

14-12-01

C

Los Amigos Restaurant Tenant expansion- Merrillville.

The code requires all A-2 occupancies with an occupant load of 100 or more to have a fire suppression system installed. The request is to not install a fire suppression system or fire panel. Occupancy is changing from a B to an A-2, the existing restaurant is expanding to the adjacent space, and occupant load is changing from 50 to an occupant load of 103. No alternatives offered. Sprinkler installation quotes exceed \$23,000.00. What is the total cost of the project? **Tabled by proponent.**

14-12-04 CI/NVRI **Sycamore Building - Windows in elevator shaft – Terre Haute**
The Indiana Elevator Code requires all elevator hoistways to be of fire-resistive construction in conformance with the Indiana Building Code without windows. The request is to allow windows in the hoistway. Why can't the windows be covered from the inside as previous variances have required? Does Section 903.3.1.1.1 of the 2008 Indiana Building Code require an exterior wall that serves as a wall of the hoistway to be rated? Aren't the windows required to be laminated?

14-12-05 C **York Elementary School - strike plates doors – Bristol**
The code requires that all fire doors shall not be made inoperable. The request is to have a magnetic sliding strike plate cover with a pull handle on the fire door, which is not part of the fire-rated assembly. The magnet does not alter the function of the door as an exit, the classroom locks and unlocks when the handle is engaged. In the event of a lock down, the magnet can be removed quickly to make the door locked from the hallway side. No hardship stated. What is the rating of the fire doors? How will the non-rated doors protect the exit rated corridor from fire, etc.? **Tabled no proponent.**

14-12-14 AI **Wal-Mart Supercenter #2818 – Hammond**
The code requires fire alarm notification systems to be wall mounted. The request is to allow the fire alarm notification appliances to be ceiling mounted. Per the proponent, ceiling mounted visual devices are more visible in the retail environment than wall mounted devices.

14-12-17
 (a)(c) C **The Coil Apartments – Indianapolis**
 (a) *The code requires openings through a fire wall to not exceed 156 sq. ft. and be protected in accordance with Section 716.5, and the aggregate width of openings at any floor level shall not exceed 25% of the length of the wall.* The request is to allow two separate openings in excess of the 156 sq. ft; one to be 168 sq. ft. and the other to be 364 sq. ft. Per the proponent, the building will be Type I-A construction for the podium structure with residential units of Type V-A construction above. The non-rated openings within the fire wall will be at the podium level. The owner's undue hardship is the cost and difficulty of providing and maintaining fire rated assemblies in the fire wall and the need to have visual recognition of the retail space from the garage as well as provide delivery access.
 C (c) *The code requires openings through a fire wall to not exceed 156 sq. ft., to be protected in accordance with Section 716.5, and to not exceed an aggregate width of openings on any floor level of 25% of the length of the wall.* The request is to allow two separate openings greater than 156 sq. ft. (one of 168 sq. ft. and one of 364 sq. ft.). Per the proponent, the building will be Type I-A construction for the podium, with residential units of V-A above. The non-rated openings in the fire wall will be at the podium level. Per the proponent, the hardship is the cost and difficulty of providing and maintaining fire rated assemblies in the fire wall and the need to have visual recognition of the retail space from the garage, as well as to provide delivery space.

- 14-12-28
(a)(b)(c) AI **Salt Creek Brewery Tap Room Expansion - Bloomington**
 AI (a) *The code requires a passing score in the Fire Safety portion of Chapter 34 to permit a change of occupancy without complying with the rules for new construction.* The request is to receive .8 additional points for the change from a B to an A-2 occupancy.
 AI (b) *The code requires the application of Chapter 34 to the entire building when evaluating a change of occupancy.* The request is to limit the Chapter 34 evaluation to the 2,800 sq. ft. tenant space being expanded. The tenant space is separated from the remaining tenants by 1-hour demising walls.
 BI (c) *The code requires a fire wall to be used to separate areas for purposes of allowable construction type.* The request is to be allowed to use an existing exterior masonry wall in lieu of the fire wall.

New Variances

- 15-01-01 AI **Chicagoland Christian Village (hose removal) - Crown Point**
The code requires fire suppression hoses to be maintained. The request is to remove the fire suppression hoses.
- 15-01-02
(a)(b) BI **Artistry Phase II Elevators 1 & 2 – Indianapolis**
 BI (a) *The code requires the elevator governor cable to be 9.5 mm in diameter. The request is to allow the use of 6 mm steel suspension means in lieu of the 9.5 mm. Previous variances have been approved.*
 BI (b) *The code requires the elevator suspension means to be 9.5 mm in diameter. The request is to allow the use of 8 mm steel suspension means in lieu of the 9.5 mm. Previous variances have been approved.*
- 15-01-03 CI **Whitewater Mills LLC - West Harrison**
The code requires that a facility in which chlorine gas tanks are stored shall be fully sprinklered as an H-3 occupancy. The request is to use a monitoring system with automatic shut-off valves. Per the proponent, the water from a sprinkler system will react with the chlorine to form an acid that will make the leaks worse. How many tanks are there and what's the maximum quantity stored at any one time?
- 15-01-04 AI **1211 E. Branch Road Windows, Bloomington**
The 1987 Indiana One and Two Family Dwelling Code required emergency escape and rescue windows to have a minimum clear height of 24". The request to allow existing windows with a clear height of 20¾" to remain.
- 15-01-05 BI **French Lick Event Center Expansion, French Lick**
The 2008 Indiana Building Code requires sprinklered space with 2 or more required exits to have at least 2 of the exits separated by a distance equal to 1/3 of

the diagonal distance of the space. The request is to have the exits separated by a distance that is 1' too short, with an enhanced sprinkler system.

15-01-06 BI **CityWay Building 9 MOB, Indianapolis**
The 2014 Building Code prohibits openings in a wall on a property line. The request is to allow openings in a property line wall that allow communication between 2 buildings, with non-rated openings, as well as glazed store front type doors/walls and rated doors. This was granted under Variance 14-10-10 for the 2008 Building Code, but the project wasn't filed by the 11/30/14 deadline for that code.

15-01-07 **Lilly Corporate Center-NW Quadrant - Indianapolis**

(a)(b)(c)(d)(e)(f)(g)(h)

BI *(a) The GAR prohibits additions to existing buildings that exceed the height, number of stories and area that is allowed under the Commission's rules for new construction.* The request is allow the construction of a series of additions to several buildings that occurred over the past 30+ years, resulting in a single, large building that exceeds the height and allowable area per the codes of record at the times of the additions. Per the proponent, 5 additional exits are being provided in the form of enclosed exit stairs.

BI *(b) The GAR additions or alterations that reduce the exiting capacity to less than that required under the Commission's rules for new construction.* The request is to allow exits that exceed the 150' travel distance that resulted from the construction of a series of additions to several buildings that occurred over the past 30+ years, resulting in a single, large building. Per the proponent, upon completion of the installation of the 5 new enclosed exit stairs, the travel distance will not exceed 200 ft. from any location in the single, large building.

BI *(c) The 1985 Indiana Building Code required enclosure requirements for vertical openings.* The request is to allow the vertical opening that was constructed in 1987 to remain with the proponent's proposed alternatives.

BI *(d) The GAR requires that buildings be maintained in accordance with the code of record.* The request is to allow openings in a required existing 4-hour wall to be 90-minute instead of the required 3-hours and to allow that wall to terminate at the roof, instead of either 30" above with the required opening protection, with the proponent's alternatives of 90-minute opening protective and close-spaced sprinklers.

CI *(e) The GAR requires that buildings be maintained in accordance with the code of record.* The request is to allow what should have been an area separation wall that terminated at roofs of different heights, under the 1980 Indiana Construction Rules, to terminate at the roof and without the required protected openings in the upper roof. Is the hazard offset by the sprinkler protection?

AI *(f) The GAR requires compliance with any conditions imposed by the Commission with respect to a variance.* The request is to omit the smoke removal system that was required as a condition to permit a roof-ceiling assembly to be nonrated under the 1980 Indiana Construction Rules, which smoke removal system was eliminated by subsequent construction. Per the proponent, the current code would

allow the nonrated roof-ceiling assembly and to reinstall the smoke removal would be an operational and cost hardship. Does the building meet a sufficient percentage of the fire safety provisions of the current code to allow the omission of the smoke removal system?

- CI/NVRI (g) *The GAR prohibits an addition to an existing building if the addition causes the existing building to exceed the height, number of stories and area allowed by the Commission's rules for new construction.* The request is to allow the nonrated noncombustible 6th story to remain on the existing building, which now exceeds the allowable height for nonrated construction under the codes that were in effect at the times that additions were made to the original 1924 building. The 6th story appears to be have been added in 1944 and there were other additions between 1956 and 1963, plus one in 1996.
- CI (h) *The 1985 Indiana Building Code limited the area of mechanical penthouses to 1/3 of the floor below and the height to 12 feet.* The request is to allow an existing mechanical penthouse, with 2 additional partial upper levels, to equal just over 50% of the floor level below and to exceed the permitted 12 feet in height.
- BI (i) *The 1998 Indiana Building Code requires a pedestrian walkway to be separated with 1-hour walls and 20-minute opening protectives at each end.* The request is to omit the rated walls and opening protectives in lieu of the alternatives.
- CI/NVR (j) *For purposes of alarm annunciation, NFPA 72 permits a fire plan to provide for the relocation of occupants from the fire zone of origin to another zone on the same floor where the floor is divided by smoke or fire barriers.* If the request is to allow evacuation within a floor, then the variance may be required.

15-01-08

(a)(b)(c)(d)

Cummins Indianapolis Distribution HQ- Indianapolis

- CI (a) *The 2014 Building Code requires a 3-hour fire wall to be used to separate buildings for purposes of applying high rise building and sprinkler requirements.* The request is to allow the use of a 2-hour fire barrier in lieu of the 3-hour wall. Does that level of separation adequately protect against the fire hazard?
- BI (b) *The 2014 Building Code requires a 3-story opening to comply with vertical opening provisions.* The request is to use the proposed alternatives in lieu of any of the vertical opening applications.
- AI (c) *The 2014 Indiana Building Code requires elevator lobby vestibules in high rise buildings.* The request is to omit the lobbies in a 10-story office building, based on the NIST report. This type of variance has been granted in the past.
- BI (d) *The 2014 Indiana Building Code requires stair pressurization with a design pressure difference of 0.10 water gauge in lieu of smoke proof enclosures for a stairway.* The request is to allow a design pressure difference of 0.05 water gauge. This type of variance has been granted in the past.

15-01-09

CI

Meadow Springs Manor – Francesville

The 2014 Building Code, Chap. 34, requires a building to have the required number compliant exits under the current rules of the Commission in order to

allow application of Chap. 34. The request is to allow the change of use from a Class 2 structure to an R-1, with a 2nd floor that has only 1 of the 2 required exits for an R-1. Is the addition of a smoke detection system a sufficient alternative?

- 15-01-10 CI **Indiana University Informatics Building – Bloomington**
The code requires floors that open between stories created by exit access stairways to be enclosed or comply with at least one of the exceptions in Section 1009. The request is to comply with exception #4, except for the area of the floor opening between stories not exceeding twice the horizontal projected area of the stairways. Per the proponent, it would be 3.2 times the projected area of the stairway. The proponent states “skip steps” will be placed alongside the egress stair between each floor level. The proponent advises the hardship is the additional size of the opening on each floor level is necessary to accommodate the “skip steps” between floor levels. Why wasn’t this designed to comply?
- 15-01-11 CI **USF Robert Goldstine Performing Arts Center – Fort Wayne**
The code requires buildings that undergo a change in the character and use to comply with the rules of the Commission for new construction or Chapter 34. The request is to convert large assembly areas to classrooms, music rooms, offices and other B occupancy use, without complying with the rules of the Commission for new construction or Chapter 34. Per the proponent, the change of use will reduce the occupant loads of the areas. The proponent states the hardship is the cost to provide additional systems in order to comply with Chapter 34 or the current code. What is the cost? What is the total square footage of the space involved? What is the actual reduction in occupant load?
- 15-01-12 CI **Crackers Comedy Club – Indianapolis** Project #375186
The code prohibits egress through adjoining or intervening rooms or areas unless the adjoining rooms or area and the area served are accessory to one or the other, is not a Group H occupancy, and provide a discernible path of egress travel to an exit. The request is to have a means of egress through a service area that is used for drink service, waiter’s station and pantry shelving. This is a 3-story, type III-B building, with the comedy club on part of the 2nd floor and on the 3rd floor. Per the proponent, there will be no cooking in this area, a 48” egress path will be maintained through the service area to an enclosed exit stair, and a double-acting door without latching or locking hardware will be provided. The proponent states the hardship is due to the building having a narrow width of 21 feet, it is not feasible to create a completely dedicated hallway for access to the rear exit stair.
- 15-01-13 AI **Countertop Connection New Facility – Franklin**
 New Construction
The code requires an automatic sprinkler system throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,500 s.q. ft. The request is to not provide an automatic sprinkler system in a building that

is in excess of 2,500 sq. ft. The total building will be 9,763 sq. ft in area and a mezzanine of 1,080 sq. ft. The shop area is 8,649 sq. ft. A dust collection system per NFPA 664 will be provided for equipment.

- 15-01-14 BI **Lakeside Apartments – Carmel**
 New Construction
The 2008 Building Code requires Type A units in Group R-2 containing more than 20 units to have at least 2% but not less than one of the units to be a Type A. The request is to not provide any type units in a 238 unit apartment development. Per the proponent: the building is a mix of 3 and 4 story units. The total number of units required out of a 283 unit project is 6. Per the proponent, this complies with the 2014 Indiana Building Code.
- 15-01-15 CI **Century 21 Scheetz – Carmel**
 Renovation
The code requires corridor walls and doors to be 1 hour fire rated in a B occupancy. The request is to permit new corridors walls and doors to be non-rated construction. Per the proponent; the 1st floor is 6,500 sq. ft. and the basement is 4,700 sq. ft. The hardship is the cost providing floor to deck fire partitions to separate the corridor, and the added operation hardship of taking all of the new and existing walls to deck. What is the total cost of the renovation? What percentage of the renovation is the cost to have the corridors and doors fire-resistance rated?
- 15-01-16 BI **River Woodworking – Topeka**
 New Construction
The code requires an automatic sprinkler system throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,500 sq. f.t. Per the proponent: the request is to not provide an automatic sprinkler system in a building that is in excess of 2,500 sq. ft. The total building will be 12,000 sq. ft. A dust collection system per NFPA 664 will be provided for equipment.
- 15-01-17 BI **Carmel Senior Living Elevators 1 & 2 - Carmel**
 (a)(b) *New construction*
 (a) *The code requires the elevator governor cable to be 9.5 mm in diameter.* The request is to allow the use of 6 mm steel suspension means in lieu of the 9.5 mm. Previous variances have been approved.
 BI (b)*The code requires the elevator suspension means to be 9.5 mm in diameter.* The request is to allow the use of 8 mmm steel suspension means in lieu of the 9.5 mm. Previous variances have been approved.
- 15-01-18 **Indiana State University Blumberg Hall – Terre Haute**
 (a)(b)(c)(d)(e)(f) AI (a) *The code prohibits addition(s) to a building or structure from exceeding the height, number of stories and allowable area for a new building or structure.* The request is to allow a 50 sq. ft. bump-out addition on floors 3-12 and a small

- increase in area on the 2nd floor mezzanine area. Per the proponent, all of the building elements are a minimum 1-hour rating, but do not comply with the requirements for Type I-A construction. This is a renovation/rehabilitation to a 12 story building that was built in the 1960's. The proponent states the hardship is the additional area on the mezzanine level will be for the new residential supervisor apartment units and the bump-out area will accommodate a new curtain wall feature to dress up the exterior of the building. The proponent advises an identical variance, 14-1-37(a) was granted in the past.
- CI (b) *The code requires buildings to comply with the provisions for high rise buildings.* The request is to not fully comply with the requirements for high rise buildings. Per the proponent, the requirement is due to the additional floor area proposed for the building. The proponent states the hardship is the additional area on the mezzanine level will be for the new residential supervisor apartment units and the bump-out area will accommodate a new curtain wall feature to dress up the exterior of the building. The proponent advises an identical variance, 14-1-37(b) was granted in the past. Variance 14-1-37(b) stated that egress lighting and exit signage will be updated throughout the building, which is not included in this application.
- BI (c) *The code requires openings to a fire-rated corridor to be fire-rated.* The request is to have nonrated openings to the corridor, consisting of glazed windows and doors, and to have nonrated frosted glazing on the doors and sidelights on the new bathing rooms on each floor. Per the proponent, the glass openings and doors will be protected with a sprinkler water curtain designed per NFPA 13, with close-spaced sprinklers. The water curtain will be designed to deliver a minimum discharged rate of 3 gpm per lineal foot along the glass wall. The proponent states the hardship is the lounges with glazing to the corridor are an important feature of the design. The proponent advises an identical variance, #14-1-37(d) was granted in the past.
- AI (d) *The code requires corridor to be fire-resistance rated.* The request is to have new student lounges that will be opened to the corridor. Per the proponent, this design complies with Sec. 28.3.6.6, NFPA 101, Life Safety Code for residential occupancies. The proponent states the hardship is the open lounge areas are an important feature of modern university dorm design. The proponent advises an identical variance, #14-1-37(c) was granted in the past.
- AI (e) *The code requires fire-doors to be either self-or automatic-closing.* The request is to have sleeping room doors that will not be provided with closers. Per the proponent, the corridors will be provided with a smoke detection system connected to the building fire alarm system. The proponent states the hardship is the cost of maintaining door closers or door hold-open devices that are rendered inoperative in a short period of time. The proponent advises an identical variance, #14-1-37(e) was granted in the past.
- AI (f) *The code prohibits stairways serving more than 7 stories and not a high rise from having door locking devices that locks from the side opposite the egress side.* The request is to have a 12 story high rise building that will have a door located on the west stair that will have the locking device that locks from the side opposite the egress side. Per the proponent, the device will unlock upon actuation

of the fire alarm, sprinkler system, or upon loss of power controlling devices. The proponent states the hardship is the devices are needed to enhance personal safety for the student residents, and to prevent intruders onto the individual residential floors from within stairs. The proponent advises an identical variance, 14-05-17 was granted in the past.

- 15-01-19 I **Fishers Switch – Fishers**
New construction
Pending
- 15-01-20 CI **Marian University Graduate Student Housing** Project # 370910
New construction
The code Section 705.1 requires each portion of the building to be separated by one or more fire walls that comply with the section. Where a fire wall also separates occupancies that are required to be separated by a fire barrier wall the most restrictive requirements of each separation apply. The request is to not install fire barriers in lieu of fire walls. Per the proponent; the building is student housing, it is over area by 1,800 sq. ft. per floor of four stories for a total over area building of 7,200 sq. ft. the proposed fire barrier will divide each floor into 2 areas; 14,650 sq. ft. and 8,150 sq. ft. The proponent states; the project was issued CDR in April, 2014 and subsequently a city permit without a fire wall . Was this released with a NFPA 13 system?
- 15-01-21 (a)(b)(c) **Butler University Student Housing Building One – Indianapolis**
New Construction
- CI (a) *The code requires fire walls to have sufficient structural stability under fire conditions to allow collapse of construction on either side of the walls. Indiana Amendment allows buildings on each side equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.12 (requires NFPA 13 system) to not have structural fire walls.* The request is to allow a 4 story Type V-A building to be sprinklered with a NFPA 13R system in lieu of a NFPA 13 system. The Type V-A building will have a 3 hour fire wall.
- CI (b) *The code requires fire doors to be self – or automatic closing.* The request is to eliminate the door closers. The exception in Section 716.5.9 of the 20014 IBC code allows this condition.
- AI (c) *The code requires on accessible elevator with standby power provided in accordance with Chapter 27 and Section 303 along with the requirements of A17.1, 2.27.* The request is to allow a 5 story building to not be provided with a standby power generator for the elevator.
- BI (d) *The code requires fire walls to be structurally independent.* The request is to allow the use of a 2-hour wall that meets all of the fire wall requirements except structural independence, with the addition of close-spaced sprinklers on each side of the wall on each floor level.
- 15-01-22 AI **Western Schools Locker Room/Restroom Renovation – Russiaville**

The Indianan Energy Code requires the remolded existing 6,225 sq. ft. building to comply with the prescriptive building envelope. The request is to not meet the requirements of the Indiana energy code. Per the proponent this is a sporting event locker room, and bathroom that will be heated and cooled minimally.

15-01-23 CI **Sycamore Hills Golf Club – Clubhouse Addition and Renovation – Ft. Wayne**
The 2008 Indiana Building Code requires the non-fire separated addition and the existing building to be sprinklered. The request is to sprinkle just the 8,337 sq. ft. addition and a portion of the existing first floor, with the basement portion of the 2-story existing building (total 33,537 sq. ft.-multiple occupancies) already sprinklered. Is the sprinkler protection along the wall between the addition and the existing building sufficient for the unsprinklered portions of the existing building?

15-01-24 **Major Hospital – Shelbyville** Project #373653
 (a)(b)(c)(d) AI (a) *The 2008 Building Code requires standpipe outlets at horizontal exits. The request is to omit those standpipes. Per the proponent, the horizontal exits are being constructed for licensing rules requirements.*
 BI (b) *The 2008 Building Code requires a 2-hour fire wall to separate II-B construction from I-B construction. The request is to use a 2-hour fire barrier, with all of the structures being fully sprinklered.*
 CI (c) *The 2008 Building Code requires that openings in stair enclosures be limited to normally occupied spaces. The request is to allow the exit from a penthouse to exit into the stair enclosure. How large is the penthouse? What other spaces open into the stair enclosure?*
 CI (d) *The 2008 Building Code requires a penthouse to be limited in size to not more than 1/3 of the area of the floor below. The request is to allow a penthouse to exceed that permitted size. How much more than the 1/3 is the penthouse area?*

15-01-25 **Toyota Motor Mfg. Inc. East Bridge and West Assembly Expansions – Princeton**
 (a)(b)(c) CI (a) *The code requires Seismic Force-Resisting System Design Category D” to comply with AISC 341-10. The request is to use an Ordinary Moment Frame (OMF) with R=3.5, which is not recognized by AISC 341. Per the proponent, the hardship is new expansions would require open space, therefore and x-brace framing system will not allow the owner to operate normally.*
 CI (b) *The code prohibits the travel distance in an F-1 fully sprinklered building from exceeding 250 feet. The request is to have the following travel distances:*
 (1) 150D addition to the existing weld shop – 600 feet
 (2) West assembly south addition to the existing assembly shop – 500 feet
 (3) West assembly north addition to the existing assembly shop – 500 feet.
 Per the proponent, larger sprinkler system branch lines will be provided, along with and increased sprinkler density. Per the proponent, the hardship is due to the nature of the required open floor plan for process equipment, interruptions by fire rated walls (horizontal exits) are not practical.

15-01-26 AI **2602 S. Rockport Rd. - Bloomington**

Existing

The emergency egress windows do not meet the minimum requirements of the code of record for windows. The code requires that the windows, for the structure built in 1983 are required to have a minimum clear operable area of 4.75 sq. ft., a minimum clear operable height of 24", and a clear minimum operable width of 18" and have a maximum sill height of 28". [The request is to have non-compliant windows (Hand).]

15-01-27 C

Gibson County 4 H Fairgrounds - Princeton

New construction

The code requires a sprinkler system to be installed in an A-2 occupancy that exceeds 5,000 sq. ft. The request is to not install the sprinkler system. Per the proponent, the building will be provided with 7 exits (only 2 required) totaling 18' in width, which would support exiting for 1090 occupants. The calculated occupant load is 385 and the maximum travel distance will be 50', 150' allowed. The proponent states the hardship is the cost to install the sprinkler system. What is the cost? How often is the building used? Is it ever used for storage?

Incomplete online.

15659 DI

Wernle Youth and Family Treatment Center-Admin Bldg. - Richmond

The General Administrative Rules require existing buildings to be maintained in accordance with the rules of the Commission or its predecessor agency at the time of construction. The request is to remove a deteriorated fire escape and not replace it. What is the cost to repair or replace it?

15712 BI

South Street Station – West Lafayette

(a)(b)

(a) Section 3.19.4.1 of the Indiana Elevator Code requires a manually operated shutoff valve, Section 3.19.4.4 requires a manual lowering valve, and Section 3.19.4.5 requires a pressure fitting gauge. A code compliant manual shut off valve, manual lowering valve and pressure gauge fitting that will not be provided for a machine room less hydraulic elevator. The manual shut off valve will be replaced by an electronic monitoring that is accomplished with an electronic pressure monitoring arrangement, via an electronic pressure transducer, with a remote LCD display that is located on the 2nd floor service panel. The manual lowering valve is replaced with an electronically assisted constant pressure key switch which is located on the 2nd floor landing within the door jamb of the elevator and which requires a key to access the panel to use the constant pressure switch key. The pressure gauge fitting will be replaced with an electronic pressure monitoring arrangement that is being provided with a LCD read out. Monitoring will be located on the second floor.

BI

(b) The Indiana Elevator Code, Section 3.26.8, requires a code compliant pressure switch. The request is to not supply a code compliant pressure switch. The design is provided with an electronic pressure monitoring transducer (on the

jack side of the check valve) with a remote LCD display located at the 2nd floor landing within the door jamb of the elevator. When pressure drops below 45 psi, the pressure transducer signal is processed to stop the operation of the lowering solenoid. If system pressure is restored to above 60 psi, the system will resume normal operation.

- 15713 CI **Robinson Adult Day Services - Gary**
The code requires a sprinkler system to be provided throughout buildings with a Group I fire area. The request is to not provide a sprinkler system. The proponent states the adult day care has been in operation since 2005 and was never told a sprinkler system was required until now. Per the proponent, it would be a financial hardship to install a sprinkler system. What is the cost to install the sprinkler system?
- 15714 CI **Raytheon Tech Center Building –Fort Wayne**
The code requires walls and doors that are to create a rated corridor to be fire-resistance rated. The request is to add new walls and doors that will meet the requirement of the building code for a fully sprinklered building. The building is currently not fully sprinklered. Per the proponent, the building will be fully sprinklered once the renovation is completed and would no longer require the walls and doors to be rated. The proponent states the hardship is repairing the existing corridors to one-hour where the adjacent walls and openings do not meet those requirements, which is not an efficient method of construction. When will the renovation be completed?
- 15716 AI **Park Shore Commons – Gary**
The code requires all systems or parts of all buildings and structures to be maintained in conformance with the applicable rules of the Commission in effect when the system was installed or altered. The request is to remove the hoses and install adapters in their place so that Gary Fire Department can use their own hoses.
- 15721 (a)(b)(c) AI **516 Northwestern Avenue – West Lafayette** Project #362996
(a) The 2008 Building Code requires enclosed exit stairways to be fire rated with positive latching doors. The request is to have the center exit stair not be enclosed with 2 hour fire-rated construction and not have positively latching doors. Per the proponent, this would be permitted under the 2014 Indiana Building Code.
- DI *(b) The code requires fire doors to be self or automatic closing. The request is to have fire doors that will not be latched during normal conditions, only upon fire alarm signal. Per the proponent, the hardship is the desire to provide tenant security within the building and the cost of changing existing door hardware. What is the cost to change the hardware?*
- AI *(c) The code requires interior stairway means of egress doors to be openable from both sides without the use of a key or special knowledge or effort. The request is to have the north exit stair door to be locked from the inside of the stair upon fire alarm signal. Per the proponent, this is allowed in the 2014 Indiana*

Building Code since the building is sprinklered. The proponent states it is desirable to provide tenant security within the building.

- 15723 AI **University of Evansville Greenhouse - Evansville**
The code requires the passing of Com Check where energy conservation details are required. The request is to have a greenhouse without the passing of ComCheck. Per the proponent, the greenhouse project has a very limited budget and designing it to meet Com Check will be very difficult and cause the project to cost more than the donated amount provided for the project.
- 15725 AI **2262 S. Sweetwater Ct. - Bloomington**
Requested more information.
EXISTING
The emergency egress windows do not meet the minimum requirements of the code of record for windows. The code requires that the windows, for the structure built in 1983 are required to have a minimum clear operable area of 4.75 sq. ft., a minimum clear operable height of 24", and a clear minimum operable width of 18" and have a maximum sill height of 28". [The request is to have non-compliant windows.]
- 15727 CI **BL&T Restaurant – Indianapolis** Project #372761
The code requires exhaust outlets to terminate not less than 5 feet from parts of the same or contiguous building, an adjacent building, or adjacent property line. Due to being located in the alley, the request is to have the exhaust discharge less than 5 feet from the property line and building, with a discharge that will be directed away from the building. It is greater than 10 feet from the building across the alley and greater than ten feet above ground level. Per the proponent, the hardship is the building is 100+ years old and there is no other location possible for the exhaust to discharge without running exhaust ductwork up several floors to roof.
- 15730 (a)(b) BI **B.A.S.E. Fitness Parkour – Fishers**
(a) *The code requires a building or tenant space used for assembly purposes with an occupant load of 50 or more to be an A-3 occupancy.* The request is to limit the occupant load to a maximum of 49 so that the space can be B occupancy. The calculated occupant load is 85. Per the proponent, this is an existing S-1 occupancy building that is being changed to a B occupancy based on the reduce occupant load of a maximum of 49. The proponent states the typical class size utilizing the space at a given time is from 8-12 students and 1-2 instructors. The building is provided with a full ESFR sprinkler system. The proponent further states that, if the space remains an A-3 occupancy, a 4-hour fire wall would be required between it and the adjacent tenant. The proponent advises the fire department has requested a 36-inch wide striped aisle be installed within the fitness area leading to both egress points. The egress point to the east leads directly to the exterior. The fire department is requiring an occupant load placard be installed indicating a maximum occupancy of 49 total occupants in the tenant

space. Per the proponent, the hardship is installing a 4-hour fire wall would cost over \$50,000 and would interrupt existing tenants' business.

- CI (b) *The code requires two toilet facilities to be provided. The request is to have one unisex toilet.* Per the proponent, the facility has been in use by this tenant for over four years and has not had issues with the available restroom serving the students and instructors. The proponent states the typical class size utilizing the space at a given time is from 8-12 students and 1-2 instructors, which is under the maximum occupant load to be served by a single unisex restroom, 15 occupants. Per the proponent, it would cost over \$24,000 to build an additional toilet room.

15731 BI **Creekside Wheel Shop**

New construction

The code requires a sprinkler system to be installed in a woodworking shop. The request is to eliminate the sprinkler system in lieu of a dust collection system.

There is no municipal water supply within 4 miles. There is no electricity on site to operate a fire pump. The dust collection system will comply with NFPA 664. Per the proponent, enclosing the dust producing machines in a 2500 square foot fire area would impede product flow and reduce productivity.

15732 BI **Caseys General Store Distribution Center– Terre Haute** Project #375064

New construction

The code requires fire apparatus access roads to be within 150' of all portions of the exterior of a building, facility, or portion of a building. The request is to not have the access roads within 150' of the building due to the plans of future building expansion. Per the proponent, majority of the building exterior walls already conform to the distance requirement. The proponent states an ESFR sprinkler system will be installed and it was acceptable to the local fire official in Vigo County to allow an increase to the 150' maximum distance. The proponent advises the hardship is implementation of the rule would prevent future building expansions without the excessive cost to remove and reconstruct fire apparatus roads and fire loops/hydrants to different locations.

15733 CI **Ford Center – Evansville**

The code requires fire-resistance rating of fire-resistance-rated construction on walls, fire stops, shaft enclosures, partitions, smoke barriers, and floors to be maintained. The request is to omit the fire proofing that is on an 8' long x 8" wide beam located in a stairwell. The proponent states the building is a 2 minute response from the Evansville Fire Department and to rectify the problem, it would require scaffolding to be erected to 60' high and would cost approximately \$23,000. The proponent advises the hardship is the Ford Center operates at a loss and additional costs for repairs for the small area would put more burdens on the budget.

15734 AI **Gartland Foundry Furnace Replacement – Terre Haute**

The code prohibits addition(s) being made to a building or structure that would cause the existing building or structure to exceed the height,

number of stories, or allowable area. The request is to add an equipment protection area for a new furnace to a Type II-B construction building that is already over area. Per the proponent, the addition will be approximately 7% more sq. ft. and will be located on the north side of the building, with 230' clear to the north and 87' clear to the east. The proponent states the hardship is, in order to install a new furnace without shutting down the foundry for months, the owner is forced to build a new addition as an equipment protection for the new furnace. What is the square footage of the existing building? What is the square footage of the new addition? Is there any separation between the existing building and the new equipment protection area?

15735

D&L Metal – LaGrange

- AI (a) *The code requires exit signs to be internally or externally illuminated.*
The request is to have reflective, photo-luminescent exit signs at all of the exit doors. Per the proponent, this is a rural Amish business with no electricity and no full time employee(s). The proponent advises the 13,192 sq. ft., S-2 Type V-B construction building, will be used for cold-storage of lumber and building supplies and will occupy the building for receiving stock and loading of trucks for deliveries. The proponent states the building will be used primarily during daylight hours.
- BI (b) *The code requires means of egress illumination to be provided by the premises' electrical supply.* The request is to not power the emergency lighting with electricity. Per the proponent, an interconnected smoke and heat detection/alarm system will be installed throughout the building. The proponent advises there is no electricity to power the emergency lighting.
- NVRI (c) *The code requires a sprinkler system in an S-2 occupancy when used as an enclosed parking garage under Section 406.2 or where located beneath other occupancies.* The project does not fit either of those conditions, so no variance is required.

15739

CI **East Bridge and West Assembly Expansion – Princeton**

New construction
The code requires the underground building drainage pipe to meet the requirements of Table 702.2. The request is to use ductile iron pipe. Per the proponent: (i) underground pipe diameter will be 36 inch diameter at the exit of the building after branch tie-ins; (ii) due to the large size of the piping, approved pipe selection is limited as PVC and cast iron are not manufactured in this large of a diameter; and (iii) although the ductile iron pipe is not one of the listed approved materials in Table 702.2, it is available in large sizes. Will this pipe be protected with an external coating for corrosion?

15743

CI **Castleton MOB - Castleton**

Existing building
The code requires a fire suppression system and rated corridors for an MOB.

The request is to not install a fire suppression system and allow non-rated corridors, due to the fact that rated corridors would require self-closers on the doors. Existing building is Type V-B, non-sprinkled building, 13,570 square feet. The entire space is being leased by Community Hospital for use as a Medical Office Building (MOB). Section 1018.6 further requires rated corridors to provide a path of egress within a fire-resistance rating. The five areas as required would result in two areas not providing the required fire egress doors to the exterior. The costs regarding the sprinkler system itself are \$169,883, which are nearly half the overall costs for building out the entire interior portion of the project.

- 15745 CI **Next Step House – Fort Wayne**
requesting more information on product.
- 15746 CI/NVRI **All American RV and Boat Storage – Greenville**
New Construction
The code requires parking surfaces to be of concrete or similar noncombustible and nonabsorbent materials, and the floor used for parking shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway. The request is to use compacted aggregate. Is this an S-1?
- 15747 CI **Waypoint Community Church- Goshen**
Remodel
The code requires an automatic fire suppression system in Group A-3 occupancies with occupancy other than the level of exit discharge.
The request is to not install an automatic fire suppression system in an existing church, Type II-B construction, 2-stories in height, 2,342 square feet that will have the 2nd floor shell space remodeled into a multi-purpose youth meeting area. Per the proponent, the new remodeled area will be separated from the remainder of the building with 2-hour fire barriers and horizontal assemblies.
A new supervised automatic fire alarm system will be provided throughout the new area and remainder of existing church. One exit has direct exit to the exterior and other exit is via stairs. Travel distance from 2nd floor to exterior is 102 feet. The owner's undue hardship involves the cost of \$ 100,000 (project cost is \$275,000) as water supply is two miles away.
- 15748 CI/NVRI **Think Ahead LLC – Indianapolis**
New construction
The code requires that facilities, elements and spaces be accessible to persons with physical disabilities. The request is to have a non-compliant, sink, microwave, and counter top and eating area in an employee's break room. The owner's undue hardship involves the cost to demolish and remove and construct all elements not in compliance. This was not cited until near completion and within a few days of occupancy. Does a break room require compliance?

- 15749 CI **USI Teaching Theater Exiting – Evansville**
Where more than one means of egress is required per Sections 1015.1 and 1021.1 from any accessible space, each accessible portion of the space shall be served by not less than two accessible means of egress. The request is to allow the second exit to not be wheelchair accessible. Per the proponent: (i) the 2nd wheelchair accessible exit is available unless fire curtain is closed; (ii) Control of fire curtain will be altered to be activated by smoke detector on either side of curtain area rather than by fire alarm activation; (iii) An accessible stair will always be available regardless of fire curtain status; and this area is below grade and internal to both buildings, therefore means to access exterior exits are limited.
- 15750 **Balsam Estates – Indianapolis**
 Remodel
- (a)(b)(c)(d) CI (a) *The 2008 Building Code requires that all rated windows be installed on an exterior wall.* The request is to allow existing non-rated windows that are being moved as part of a renovation to remain. The building will be protected throughout with an automatic fire suppression system per NFPA 13, 2010 edition. An additional sprinkler will be provided at the kitchen window (see drawing) on each floor. The owner's undue hardship involves cost to install rated windows when the new windows are close to the old location (see drawing) and are moved to center up with the kitchen. What is the cost to install fire rated windows? Will the sprinkler head flow to the windows' surface?
- BI (b) *The code requires all egress doors to be operable from both sides in an existing stairway.* The request is to allow newly installed doors to be secured from the stair side. Per the proponent, the new doors will code compliant with width, one operation locking mechanism and will be 1-hour rated assemblies. The owner's undue hardship involves the justification to meet the letter of the code as this is a safer environment for the occupants than the existing conditions. The proponent states that, in addition, locking of the doors to secure the dwelling unit is paramount to the occupants and in the unlikely event the occupant is trapped in the stair and can't reenter the unit it is a short travel distance to the exit discharge. These doors would be allowed under the 2014 Building Code.
- CI (c) *The code requires fire barriers to extend from the top of the floor/ceiling assembly below to the underside of the floor or roof slab or deck above.* The request is to allow the fire barriers of the renovated stairs to terminate at non-rated enclosures. Per the proponent: the only option would be to leave the existing stairs in disrepair. The existing building is not currently sprinklered. Each stair serves two dwelling units on each floor, and the proponent states the 1-hour enclosure is an upgrade to the current condition of the stair and provides additional protection for the occupants. The owner's undue hardship involves the justification to meet the letter of the code as existing conditions does not permit full compliance without tearing the stairs out.

12/18/14

CI (d) *The code requires a center line clearance of 15" for all water closets.* The request is to allow a center line clearance of 11³/₄". Per the proponent, the layout is better than before and provides better market values with showers. The owner's undue hardship involves the justification to comply fully with code when this is an upgrade from the original bathroom fixture layout. Were all layouts evaluated?

Addendum # 1 to Staff Report for the January 2015 Commission meeting

- 15-01-19**
(a)(b)
- AI (a) *The 2008 Building Code prohibits residential units in a podium structure.* The request is to allow R-2 occupancy units in the podium and, per the proponent, the design complies with Section 510 of the 2014 Indiana Building Code.
- AI (b) *The 2008 Building Code requires the use of fire walls to separate different construction types.* The request is to allow the use of fire barriers to separate the parking garage from the Type I-A podium and to separate the parking garage from a Type V-A R-2. Per the proponent, this design essentially complies with the exception to Section 706.2 of the 2014 Indiana Building Code
-
- 15-01-21**
(b)(d)
(REVISED)
- A (b) *The code requires fire doors to be self- or automatic closing.* The request is to eliminate the door closers. Similar variances have been granted in the past.
- C (d) *The code requires fire walls to be structurally independent.* The request is to allow the use of a 2-hour wood-stud wall that meets all of the fire wall requirements except structural independence, with the addition of close-spaced sprinklers on each side of the wall on each floor level.
- 15-01-25(a)**
(REVISED)
- NVRI **Toyota Motor Mfg. Inc. – East Bridge and West Assembly Expansions - Princeton**
- (a) *The code requires the SFRS for Seismic Design Category "C" to comply with AISC 341.* Per the proponent, Ordinary Moment Frame (OMF) with R=3.5 is selected for this project. The footnote requirements for using an OMF for this Seismic Design Category will be met, so no variance is required.
- 15-01-44**
(a)(b)(c)
- A **Joy's House South – Indianapolis**
- (a) *The 2008 Mechanical Code requires a 30" X 30" working space around the furnace and water heater.* The request is to allow an actual working space of 24" x 24" in front of the water heater and approximately 24" x 30" in front of the furnace. Per the proponent, when the bi-fold doors to the utility room are open, the length of working space for the water heater and the width of working space for the furnace are significantly increased, and the doors would obviously remain open if someone is working on either appliance.
- The compliance with the 2008 Mechanical Code is required due to the project involving the conversion of an existing 1,338 sq. ft. single family residence to an adult day care facility, an I-4 occupancy.
- A/NVR (b) *The 2008 Indiana Building Code requires compliance with portions of A117.1, 2003 edition concerning accessibility for a kitchen.* The

12/29/14

request is to allow the existing kitchen to remain without compliance. Per the proponent, the kitchen is not available to clients, it is not required to be provided by code, and it is being retained for staff use to prepare lunches for clients. Is compliance required?

- A (c) *The 2008 Indiana Building Code requires compliance with portions of A117.1, 2003 edition concerning accessibility for restrooms.* The request is to allow the existing bath room, which will become the staff rest room, to not comply with accessibility requirements or fixture placement for new construction. Compliance with the 2008 IBC is required based upon change of occupancy. Per the proponent, two (2) new accessible rest rooms will be provided as part of this project, and staff member who is unable to use the staff rest room will have access to the other rest rooms. In addition, the proponent advises that the staff rest room is not required by code, but it is being retained for staff convenience.