

**Staff Variance Report for March 3, 2015 Commission Meeting  
As of 3/2/2015**

“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:**

15-01-18

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

**Indiana State University Blumberg Hall – Terre Haute**

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 2<sup>nd</sup> 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.

15-01-38 D **Wernle Youth and Family Treatment Center-Admin Bldg. – Richmond**  
**Project #: 15659**

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?

15-02-5 **747 College – Indianapolis**

(d) C (d) The code requires new buildings to be designed meeting the requirements of the 2010 Indiana Energy Conservation Code, based upon ASHRAE 90.1, 2007 Edition. The request is to design the residential portion in accordance with Chapter 4 of the 2009 Edition of the International Energy Conservation Code. The proponent states identical variances have been approved before. The proponent states the use of the 2009 IECC will result in cost savings for a residential development, without sacrificing energy efficiency.

15-02-20  
C **Children's Park Child Care Center - Mooresville**  
The code requires automatic sprinkler head for commercial cooking system, to be replaced at least annually. The request is to not replace the sprinkler heads. Per the proponent, there is a fire suppression system over a residential stove and there is no frying of any kind ever done. In addition, the proponent states there is no oil of any kind ever in the building. All foods are heated using only the ovens, except for canned vegetables which are heated briefly on the stove-top. Therefore, the proponent feels a commercial grade suppression system is unnecessary. The proponent advises the hardship is due to poor economy, they are currently experiencing monetary difficulties, and the expense would be a burden.

**New Variances**

15-03-01  
C **Bluffton Indiana Warehouse – Bluffton** Project # 373664  
The code requires a fire suppression system in Group H occupancy. The request is to not install the fire suppression system in Group H occupancy. Per the proponent; Due to the physical location of the facility, and the proximity to public spaces they will not be affecting public health, safety or welfare. Warehouse will have toxic chemicals in it. Currently there is no water service to the building site that is able to sufficiently provide the needs of a fire suppression system. What is the total cost of the project? What would be the cost of a private water supply?

15-03-02  
B **Tinker Street Restaurant – Indianapolis** Project # 372073  
The code requires a level platform to service equipment on roofs having a slope of three units vertical in 12 units, and having an edge more than 30” above grade. The request is to install sky hood roof Anchors in lieu of platforms at 16 f.t. intervals from Guardian fall protection.

15-03-03  
(a)(b)(c)(d) B **Canope Parochial School – Berne**  
A (a) The code required illuminated exit signs will not be installed. The school is located in an Amish community that does not provide electricity. Highly reflective, photo- luminescent exit signs will be provided at all exit doors. There will be hard- piped L.P. gas lights or Coleman lanterns or Leacock lights installed for lighting.  
A (b) The manual fire alarm system will not be installed. Per the proponent, given the small size of the school building, the manual pull station is not necessary.  
NVR (c) The code required drinking fountain per Table 29 will not be installed. The request is to supply bottled water in lieu of drinking fountain.  
A (d) The code required means of egress illumination will not be installed. This rural Amish school is not powered by electricity to power the emergency lighting.

- 15-03-4                    **Southern Dunes Apartments Club House Pool house – Indianapolis**    Project # 372697
- C                    The code requires a dressing, shower, sanitary facilities and baby-changing designated station within 300 f.t of a swimming pool of all Class A, B, and C pools. The request is to eliminate the dressing area. The request is to not provide a separate dressing area. Design plans were not included to design a dressing room in the club house/pool area. Why was this project not designed to code?
- 15-03-5  
(a)(b)                    **Woodland Terrace of Carmel, elevator # 2 – Carmel**
- B                    (a) Code required suspension means will not be installed on machine room less elevator. 8 mm ropes will be installed in lieu of 9.5 mm. Elevator is compliant with the A17.1, 2010 edition, which has not been adopted by Indiana. Similar variances have been granted before.
- B                    (b) The code required governor rope will not be installed on a machine room less elevator. The technology uses a 6 mm diameter governor rope in lieu of 9.5 mm, which is permitted in the A17.1 2010 edition, which has not been adopted in Indiana. Elevator is only designed for use with this governor rope. Similar variances have been granted before.
- 15-03-6                    **Westminster Presbyterian Church - Marion**
- C                    The ASME A18.1 code requires a minimum clearance from the landing door and sill to be a smooth surface, not less than 0.375 ". The request is to allow the current doors to stay and replace the Vertical Platform Lift. The bottom landing is 3" from the door instead of 3/4". Why can they not put an angled metal piece on the bottom door to comply with clearance to eliminate pinch point?
- 15-03-7                    **Summit Ridge 1812 W. Sunstone Dr. - Bloomington**
- A                    The emergency escape and rescue windows do not meet the code for a structure built in 2011. The code at the time required a minimum net clear open area of 5.7 sq. ft., the minimum net clear height dimension of 24" with a width of 20", and sill height shall not be above 44". Window dimensions are height of 34" and a width of 27", with a sill height of 36" but the net clear open area is only 5 sq. f.t. To install replacement windows will create an undue hardship. Similar variances have been granted before.
- 15-03-8  
(a)(b)                    **Kimble Drive Apartments - Bloomington**    Project #373940
- A                    (a) The 2008 Indiana Building Code requires Group R-2 occupancies containing more than 20 dwelling or sleeping units on a site to have at least 2%, but not less than one of the units to be a Type A unit. The request is to have 42 two story units, with no Type A units. Per the proponent, all of the first floor units will be Type B units. The proponent advises the design will comply with the current 2014 Indiana Building Code that makes Type A units optional in apartment buildings. In addition, the proponent states the Federal Fair Housing Act does not require Type A units, only "adaptable units".
- A                    (b) The 2008 Indiana Building Code requires exterior balconies, decks, and ground floor patios of dwelling units to be sprinklered. The request is to not

provide a sprinkler system on the rear decks of the building. Per the proponent, the decks have no roofs or covers above them. Therefore, no heat is collected. The proponent states the current design complies with the current 2014 Indiana Building Code. The proponent advises the hardship is the use of a required dry sprinkler heads in an area where there is no heat collection, serves no purpose for public safety.

15-03-9

**Endress + Hauser Wetzer New Building - Greenwood**

- A The code requires party walls to be constructed as firewalls, but does not allow any openings. The request is to construct a new 2-hour party wall with an overhead door opening and a personnel door, located on the property line, between the existing Endress + Hauser facility and the proposed new 2-story building for the Wetzer division. Per the proponent, the new building manufactures industrial-grade thermometers, while the existing building produces processed control instrumentation for industrial customers. The proponent states the doors will be 90-minute rated as required by code. Both buildings will be sprinklered throughout with an NFPA 13 system. The proponent states the hardship is the need to move materials and finished product between the two buildings. The property line between the buildings is to allow the Wetzer division to operate as a separate legal entity on its own property.

15-03-10

**500 Park Residences - Indianapolis**

- C The code prohibits exterior wall openings when less than 5 feet from property lines. The request is to have exterior walls on the north and west side of the building that will be less than 5 feet from the property line. This is new 4-story R-2 occupancy, Type V-A construction that will be sprinklered throughout with an NFPA 13R system per code. The exterior wall on the north side will have 9.4% unprotected openings and the exterior wall on the west side will have 12.4% unprotected openings. The proponent states additional sprinklers will be provided a maximum of 6'0" on center along the north and west walls. The proponent advises the hardship is the constraints of the existing site and property lines, which would not permit openings in north and west exterior walls.  
(prints are different then request)

15-03-11

**The Father's House – Indianapolis**

- C Chapter 34 requires provisions of the chapter to control the change of occupancy of existing buildings and structures. The variance request is to permit a score of +23 in lieu of -23.1 for, Building Score, in the Fire Safety column, +34 in lieu of -19.6 in the Means of Egress column, and +34 in lieu of -22.6 in the General Safety column for the B and E Occupancy portion of the building. Per the proponent; the project involves the conversion of an existing office building and warehouse to a church. Two buildings will be created by a 2-hour fire wall. The front building will house the offices and classrooms and the back building will have a multipurpose room for the sanctuary, sports, etc. The 1-story portion, B Occupancy, of the front building is separated from the 2-story, B and E Occupancy, portion by a 2-hour fire barrier. The 1-story portion of the front

building is 2,032 sq. f.t. and Type V-B Construction. The 2-story portion of the front building is 8,844 sq. f.t. per floor and Type II B Construction. The back building, A-3 Occupancy, is 6,328 sq. f.t. and Type II B Construction. The hardship is the cost to sprinkler the building. The building couldn't pass Chapter 34 even if the building was sprinklered. What is the total cost of the project? What is the cost of the fire suppression system? What is this building used for?

15-03-12

**617 N College - Indianapolis**

Project # 362008

- B The 2008 code requires sprinkler systems on balconies and decks. The request is to apply the 2012 IBC Sec. 903.3.1.2.1 to allow the 5<sup>th</sup> floor balconies and decks to not be sprinklered due to no roof or deck being above the 5<sup>th</sup> floor on buildings 3 and 4.

15-03-13

C **Bloomington High Point Apartments - Bloomington**

The code requires new buildings to comply with the 2010 Indiana Energy Conservation Code. The request is to have 2 apartment buildings with a total of 80 units to comply with the prescriptive residential provisions of Chapter 4 of the 2009 International Energy Conservation Code and to have the prescriptive provisions of Sec. 401.2, in lieu of demonstration of compliance with a Comcheck report requirement per the 2010 Indiana Energy Conservation Code. Per the proponent, the 2009 IECC will be a cost savings for residential developments, without sacrificing energy efficiency. Have they consulted an energy designer and done computer modeling?

15-03-14

**Cyclotron Vault and Ancillary Support - Noblesville**

Project #375227

(a)(b)

- B (a) The code prohibits the use of an alternative automatic fire-extinguishing system for the purposes of satisfying permitted reductions or exceptions allowed by other requirements of the code. The request is to use a clean agent system in the power supply and ion source rooms, which contains high voltage electrical distribution equipment and controls, and to use it in the testing room, which is a quality control area that uses rubidium. This is in lieu of using an automatic sprinkler system in those areas, but still be classified as a fully sprinklered building. Per the proponent, this is a renovation of a 72,021 sq. ft. B/F-1 occupancy building. The proponent states the hardship is if sprinkler water is used, it could damage the high voltage electrical equipment and controls and could also cause an explosion if the water came in contact with the room that contains the rubidium.
- C (b) The code allows the omission of sprinkler system in certain locations if an approved automatic fire detection system is installed per Section 903.3.1.1.1 of the 2014 Indiana Building Code. The omission of the sprinkler system will still allow the building to be considered as fully sprinklered. The request is to not sprinkler the radioactive vaults, which are not one of the locations that are exempted from sprinkler requirements. Per the proponent, the radioactive vaults, walls, floors, and ceilings are constructed of several feet of reinforced concrete and have contents that are largely noncombustible. In addition, the proponent states there will be a fire detection systems in accordance with Section 907.2 of

the 2014 Indiana Building Code that will alarm and close fire/smoke dampers in the supply and exhaust air ducts penetrating the vault. The proponent advises the hardship is sprinklering these rooms would cause a fire water contamination.

15-03-15

(a)(b)

C

**Johnson County Central Dispatch and EOC - Franklin**

(a)The code requires handrails to be installed on each side of a ramp, at a height of 34". The request is to allow a single handrail set at 33 1/2".

B

(b) The code requires an accessibility permanent stool be installed in an ADA compliant shower. The request is to allow a portable shower set if needed. Adding a permanent ADA seating in the shower was not anticipated or budgeted in this project. The owner is still governed by Federal Accessibility code requirements.

15-03-16

C

**Roper Capstone – Noblesville**

The code requires a second exit on the second floor of an apartment building when changing occupancy from retail space to residential space and using a Chapter 34 evaluation. The request is to not install a second exit from the second floor. Per the proponent; conversion involves the 1st floor of an existing retail space into apartments, R-2 Occupancy. An NFPA 13D sprinkler system will be installed in the building. What is the hardship to bring it up to code?

15-03-17

C

**Life Church Renovation and Addition - Indianapolis**

The code requires an automatic sprinkler system in a Group A occupancy. The request is to not install an automatic sprinkler system in the 552 sq. ft. connector addition and existing Church in which the fire area will exceed 12,000 square feet. Per the proponent; the project involves a renovation and an addition of a 552 sq. ft. to the existing church. The existing church, constructed in 1969, is Type III-B Construction and 2-stories. The 1st floor is 14,244 sq. ft. and the 2nd floor is 9,567 sq. ft. It is an operational hardship to separate the connector from the existing building which they want to have opened to the rest of the building. What will the addition be used for? What is the cost to add an automatic fire sprinkler system in just the addition? What is the cost to install a fire barrier between the addition and the existing church?

15-03-18

C

**Carpe Diem Shadeland Ave. - Indianapolis**

The code requires a fire flow of 4000 g.p.m. for 4 hours for a 22,396 sq.ft. Type V-B building. The request is to allow a reduced flow per exception: "a reduction in required fire-flow of up to 75%, as approved, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire flow shall not be less than 1,500 g.p.m. for the prescribed duration as specified in Table B 105.1". The proposed 22,396 sq. ft. Type V-B building will be fully sprinkled and Citizens Energy Group hydrants at the site will be capable of only providing only 625 +/- g.p.m.

- 15-03-19  
(a)(b) C **Briggs Crop Nutrients LLC - Columbia City** Project #375164  
 (a) The code requires an automatic sprinkler system to be provided in Group H occupancies. The request is to not install a sprinkler system in this 12,160 sq. ft., Type V-B, 1-story warehouse, used to store toxic chemicals (Round-up) that are used on agricultural crops. Per the proponent, toxics are classified as a health hazard. The quantity of Round-up exceeds that permitted for a control area. Therefore, the building is classified as an H-4 Occupancy. The proponent states the hardship is the cost to sprinkler the building that is used to store a toxic liquid which is not combustible or flammable. What is the cost to sprinkler the building?
- C (b) The code prohibits buildings from exceeding the building's height and area based on the type of construction and occupancy for the building. The request is to have a 12,160 sq. ft. H-4 occupancy building that will exceed the allowable area (11,375 sq. ft.), by 785 sq. ft. Per the proponent, the size of the building is needed to accommodate the large tanks needed to store chemicals that are used to treat agricultural crops. The proponent states the occupant load of the building will have a maximum of 5. The hardship is the cost to sprinkler the building due to it being over area.
- 15-03-20 C **Mozzis Pizza Addition - Greenfield** Project #375602  
 The code requires A-2 occupancy with a fire area that exceeds 5,000 sq. ft. or has an occupant load of 100 or more, to be sprinklered. The request is to not sprinkler the building and renew the previously approved variance, with a smaller area. The proponent states there was a previous variance #14-07-20, that was granted to allow for a building greater than 5,000 sq. ft. to not be sprinklered. The proponent states the building has been reduced in size by approximately 600 sq. ft. The variance was granted on July 1, 2014, under the 2008 Indiana Building Code. The project was filed with the Plan Review division on January 7, 2015, which the 2014 Indiana Building Code was in effect. Per the proponent, there will be a full fire alarm system installed and a fire lane will be created around the building for fire department access. Will there still be additional egress components provided as stated in variance #14-07-20?
- 15-03-21 C **310 Stadium Drive - Brownsburg**  
 A previous submitted and approved variance #13-05-51 was on a Chapter 34 with negative 43.1 points on an addition of a school. One of the tradeoffs was a 2 hour fire barrier to be constructed between the E use and the rest of the B building. The request now is to expand the existing E use group (approximately 2500 sq. ft.) into previously scored B use group area without the separation of a 2 hour fire barrier, as previously approved, due to excessive construction and cost. Was this construction cost not already calculated when the original variance was filed? 15830.

15-03-22

**Friendship House New Utility Building - West Lafayette**

- A The code requires new buildings to comply with the 2010 Indiana Energy Conservation Code. The request is to have a 3,952 sq. ft., Type III-B Construction utility building, to not comply with the Energy Code. Per the proponent, the building will be used to facilitate maintenance of the Friendship House facilities and grounds. The building will be occupied periodically as maintenance requires and will be heated with a combination of unit heaters and radiant heaters. In addition, the proponent states there will be no cooling provided and there is no plumbing in the building. Per the proponent, the hardship is the cost to provide a fully compliant design to meet the Energy Code for a building with minimal energy usage. The proponent states similar variances have been granted in the past for seasonal and periodically occupied buildings. 15825

15-03-23

**Woodrow Wilson - Terre Haute**

- B The code requires fire hoses to be checked annually. The request is to remove the fire hoses to the building, building is sprinklered. 15841.

15-03-24

**Carton Craft 2015 Addition - New Albany**

- C The code requires a fire wall between the existing building and the addition. The request is to not install a fire wall between approximately 24,000 sq. ft. addition to an existing 312,500 sq. ft. manufacturing plant does not meet the requirements for a fire wall. Per the proponent; existing building is sprinklered throughout. The addition will be fully sprinklered. Existing building does not meet the conditions of unlimited area due to existing fire walls and 50' separation at existing north wall. Most of the building has 60' separation. All exterior walls of the new addition will have 60' separation. The addition is type II-B. A portion of the existing non-combustible wall will be retained to form a draft stop at the connection to the existing building. Close spaced sprinklers will be provided on both sides of the draft stop created at the existing building. . To meet the opening limitation of 706.8 is not possible due to the configuration of the existing building. The proposed addition will front on a public street (Ormond Rd.) and this portion of the building will meet the 60' separation requirement of Section 507. Close spaced sprinklers are a protection alternative recognized by the Commission. 15835.

15-03-25

**ConAgra Dry Distribution Warehouse - Frankfort**

(a)(b)

- B (a) The code requires horizontal barriers between shelving on storage racking systems for aerosols. The request is to install in rack Sprinklers along with an ESFR Sprinkler system above the Aerosol Racking Area in the ceiling in lieu of Horizontal Barriers. Horizontal Barriers presents a sanitation hazard within the food grade facility.
- B (b) The code requires an extended coverage sprinkler system with draft curtains. The request is to install in rack sprinklers in conjunction with a ceiling mounted ESFR sprinkler system. Per the proponent; Storage of combustible liquids is not included in Indiana Fire Code. Proponent has chosen to utilize Factory Mutual

Data Sheets 7-29 to derive design criteria. Using 5 tier Rack System within a 13,260 SF space to store Class 3B Liquids (Cooking Oils) in plastic containers less than 6.5 Gallons each. The use of Extended Coverage Heads and draft curtain substantially restricts the ability to modify or relocate the storage configuration of the Oil Storage Area. 15831.

- 15-03-26     A     **Discount Tire - Warsaw**                    Project #374831  
The 2008 Indiana Building Code requires emergency shower and eyewash in Group S occupancies. The request is to not install the emergency shower and eyewash. Per the proponent, the 2014 Indiana Building Code does not require the fixtures in Group S occupancies. 15819.
- 15-03-27     C     **Holiday Inn - Terre Haute**  
The code requires openings in fire walls to be protected with fire-rated assemblies. The request is to have non-rated doors and window assemblies located in the fire walls that separate different construction type and a new restaurant addition. Per the proponent, the building will be protected by an automatic sprinkler system per NFPA 13 and the non-rated doors and window openings will be protected by close-spaced sprinklers spaced 6'-0" O.C. located on each side of the opening, which is designed to wash the non-rated assemblies. The proponent states the hardship is the desire to have glazed door assemblies to provide visual recognition of the spaces on the other side of the doors and to have windows in the fire wall separating the first floor guest rooms from the existing Holidome space allowing natural light into the guest rooms. 15844.
- 15-03-28  
(a)(b)(c)(d)   B     **University of Indianapolis – Indianapolis**  
(a)The code requires a designated electrical protection device for a car speed reducing switch, at car speeds of 200 FPM and 350 FPM. The request from Otis is to use alternate technology for providing a speed reducing switch required by ASME A17.1 section 2.18.4.2.5. Otis is using the 3rd channel (C channel) on the main encoder to provide this input into the control algorithms. The A and B channels of the encoder are used for primary/ secondary position and speed for the control system. The C channel is utilized presently as a redundant check for the A and B channels and as an independent speed methodology to provide the ETSD (2.25.4.2) function, A17 required. The ETSD input is a designated electrical protective device. The manual reset will be provided via the same reset switch as the uncontrolled motion reset switch. The Gen 2 at 200 systems is designed to be compliant with A17.1, 2007 with exception of components such as the alternate speed reducing switch technology which has A17.7 (AECO) approval. Otis has agreed on previously granted variances to install a means of visually inspecting the governor reset switch for the cab mounted governor. Otis will agree to the same for this project.
- B     (b) The code requires a 9.0 governor rope to be installed. The request is to use MRL technology which uses a 6.3 mm diameter governor rope, which is permitted in the 2010 edition of A17.1 which has not been adopted in Indiana. Similar variances have been previously granted.

- B (c) The code requires buffer springs. The request is to use alternative buffer springs in lieu of the current code by requesting variance from Section 2.22.1 of the Indiana Elevator Safety Code to allow the use of equivalent buffer springs. Similar variances have been previously granted.
- B (d) The Code required suspension means will not be installed on an MRL elevator. The request is to comply with the 2010 edition of A17.1, which has not been adopted in Indiana. Similar variances have been previously granted.

15-03-29

**125 N. Washington Bathroom Vent #13 - Bloomington**

- D The code requires a bathroom to be vented. The request is to install a louvered door in lieu of an electronic vent. There is not an electrical line in the ceiling of this bathroom. What is the cost to add a wiring from the light switch? Is there a window in the bathroom? 15837.

15-03-30

**Fort Harrison Office Suites- Indianapolis**

- B (a) The code requires a 9.0 governor rope to be installed. The request is to use MRL technology which uses a 6.3 mm diameter governor rope, which is permitted in the 2010 edition of ASME A17.1 which has not been adopted in Indiana. Similar variances have been previously granted.
- B (b) The Code required suspension means will not be installed on an MRL elevator. The request is to comply with the 2010 edition of ASME A17.1, which has not been adopted in Indiana. Similar variances have been previously granted.

15-03-31

**C/D Westville Schools Early Childhood Center – Westville**

Chapter 34 controls the change of occupancy of existing buildings and structures. The 2014 IBC amendments prohibit the change of a Class II structure to a Class I structure. The project involves the conversion of a detached garage (Class II structure) to an indoor play area for the early childhood center. The main house building is classified as an A-3 Occupancy. The building is Type VB Construction, 1-story, and 840 square feet. The owners now want to use the detached garage that was part of the single family for an indoor play area for the children when the weather is bad and they can't play outside. The maximum travel distance is 55 feet. There are 15 children at the childhood center, ages 3-5. The number of children is based upon the Board of Health and the required square footage per child required. The use of the building as an indoor play area is not adverse to safety. The proposed conversion of the building is classified as a "change of occupancy" per Rule 4, Section 11(b), GAR. Rule 4, Section 11(b), GAR, permits existing structures undergoing a change in occupancy to comply with; Sec. 3412, IBC, "Compliance Alternatives" would not apply since the conversion is from a Class II structure. Why was a variance not requested under Rule 13? 15826

15-03-32

(a)(b)

**Penn Street Tower Renovation – Indianapolis**

C

(a) The code requires a building to be accessible. The request is to alter the accessibility ramps. Per the proponent; ramps are required to have landings at the top and bottom at least 60" in length. The bottom landing of the ramp at the building entrance from Pennsylvania Street is 54" in length. The project involves the conversion of the 15-story 1910 high-rise building from office use to apartments. This entrance was previously inaccessible. As a part of this project the ramp was installed. The location of the ramp was dictated by existing conditions and was placed in this location to meet the 1:20 slope requirement. The hardship is the fact that this is a renovation of an existing building; the building is currently under construction. Ramps are being configured within existing elevation changes within the building, existing walls, and existing door locations which dictated the lengths of ramps, clearances, etc. The owner is still governed by Federal Accessibility code requirements if this variance is granted.

C

(b) The code requires handrails to return to a wall, guard or the walking surface or to be continuous to the handrail of an adjacent stair flight or ramp run. The code requires handrails to extend 12" minimum beyond the top and bottom of the ramp runs. The request is to have four handrails on ramps and stairs to not meet the requirements of the code. The extensions will be 9" beyond, 9.5" and 8.25" in lieu of the required 12" extension. Per the proponent: The length of the ramps was dictated by existing conditions, changes in elevation, and clearances needed at the top and bottom of the ramps. One of the two handrails provided at each ramp, 2 ramps total will not extend 12 inches in order to maintain needed clearances at the top and bottom of the ramps. At one stair one of the handrails will not extend 12 inches beyond the top riser in order to maintain needed clearances. At the other stair one of the handrails will not continue for the depth of one tread beyond the bottom riser due to interference with an existing doorway. This is a renovation of an existing building; the building is currently under construction. The owner is still governed by Federal ADA code requirements if this variance is granted. 15839.

15-03-33

(a)(b)

**Wanatah Public School Addition and Renovation - Wanatah**

A

(a) The code requires a sprinkler system to be installed in Group E occupancies with a fire area greater than 12,000 sq. ft. The request is to not install a sprinkler system in the building. Per the proponent, the existing 1-story E occupancy, Type II-B construction building is approximately 54,229 sq. ft. The existing building fire area is 23,670 sq. ft. and there will be a 2,429 sq. ft. vestibule and administrative office addition attached to it. The proponent states with the new addition, the maximum travel distance will be approximately 110 feet, while the code permits 200 feet. The proponent advises it would be an operational hardship to separate the addition from the existing building because the vestibule is being added for security and the way the administrative office is configured.

C

(b) 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 a 2,429 sq. ft. vestibule and administrative office to the existing building. Per the proponent, there are existing

2-hour separation walls dividing the school, but can't confirm that they comply with current code. Therefore, it would cause the entire building to exceed allowable area per current code. The proponent states the GAR requires additions to existing buildings to comply with the requirements of new construction for allowable area or be separated by structurally independent 3-hour rated fire walls. No alternative(s) given. 15838

15-03-34

**Ball State University Football Complex – Muncie**

BI The 2014 IBC requires two exit stairs from the second floor when using Table 1015.1. The request is to allow for one stair conforming to the 2008 Indiana Building Code under which it was designed. Per the proponent: the project was filed for Construction Design Release 19 days after 2014 Indiana Building Code (2012 IBC) went into effect. A subtle change in the 2012 IBC requires Table 1021.2(2) to be used in lieu of Table 1015.1. The 2008 Indiana Building Code allowed 49 occupants per space with one exit and 100' of exit access travel distance per Table 1015.1 and 1014.3 respectively. 2014 Indiana Building Code Table 1021.2(2) revises these to 29 occupants and 75' respectively. The net effect is that a second stair is required. Second story includes 23 actual work stations, which is under the maximum in 2014 IBC Table 1021.2(2). (Calculated occupant load per area is 49.) Attached plan demonstrates 99' access travel distance on second floor. Project is fully conforming to 2008 IBC under which it was designed. Second story includes 23 actual work stations, which is under the maximum in 2014 IBC Table 1021.2(2). (Calculated occupant load per area is 49.) Attached plan demonstrates 99' access travel distance on Second Floor. Project is fully conforming to 2008 IBC under which it was designed. 15848.

15-03-35

(a)(b)(c)(d) C  
(e)(f)

**River North Apartments – Indianapolis**

(a) The code requires corridors to be fire-resistance rated in R occupancy corridors with an occupant load served by greater than 10. The request is to have a non-rated corridor in the amenity area; the corridor will have glass in corridor wall. Per the proponent; the glass wall will be protected with a water curtain on both sides of the glass, consisting of close spaced sprinklers within one (1) foot of the corridor wall. It is desirable to have a view of the lake from the corridor for the benefit of the occupants.

C (b) The code requires a means of two way communication system to be provided at the elevator landing on each accessible floor that is one or more stories above or below the story of exit discharge. The two way communication system shall include both audible and visible signals. Each required location should be between the location and the fire command center approved by the fire department. Where the central command center is not constantly attended the system should have a timed automatic telephone dial-out capability to monitoring location or 9-1-1. The request is to not install the required two way communication. There is an option to provide areas of refuge with same communication which is found in non-sprinklered buildings. Will the stair area of refuge be provided with this required communication system? With audible and

visible required it seems like an improved security system for the public and tenants, safety level. What is the hardship to meet this means of egress?

C/D

(c) The code requires an apartment building over 5 stories to be sprinklered with a NFPA 13 system. The request is to allow a NFPA 13R system in lieu of a NFPA 13 system. Per the proponent; podium will have apartments, same as remainder of the building. This project will have 5 stories of parking garages enclosed on three sides. The Owner's hardship is the cost of providing an NFPA 13 sprinkler system for the apartments, including concealed spaces such as floor construction and attic. Per staff review, the code provisions that allow for an increase in building height according to Section 504.2 do not compound this section. NFPA 13R is applicable to buildings that are up to four stories in height. If the design of a residential building intends to take advantage of the sprinkler height increase so that the building is five stories or more, the sprinkler system must be an NFPA 13 system. Because this section limits the height to four stories, that is the maximum height for a building that can utilize an NFPA 13R system. This is consistent with the scoping provisions in the NFPA 13R standard.

C

(d) The code requires fire walls to be continuous from exterior wall to exterior wall and extend at least 18" beyond the exterior surface of exterior walls. Fire walls are permitted to terminate at the interior surface of combustible exterior provided the exterior wall has a 1 hour fire -resistance rating for a horizontal distance of at least 4'. The request is to allow fire walls to terminate at exterior walls having windows within four (4) feet of the fire wall. Per the proponent: The sprinkler at the openings will provide equivalent protection at the wall opening. There is no hardship listed.

C/D

(e) The code requires an opening be provided of not less than 20" by 40" by 1,016mm for any attic area having a clear height over 30". The request is to not provide an opening into the attic space. No clear hardship listed on application.

(f) The code requires podium structures to be limited to one story, separated with a fire-resistance assembly having a rating of not less than 3 hours. The building below the horizontal assembly is not greater than one story above grade and is of Type IA construction. The request is to allow a (3) hour podium construction to be extended over the second floor amenity area to and to allow a 2 story vertical opening between Lake Level and Street Level. Additionally, corridor side of extended podium will have glass in the wall. The separation is required to be three (3) hours. Per the proponent; glass wall will be protected with water curtain on both sides consisting of close spaced sprinklers within one (1) foot of the wall 15842.

15-03-36

### **Weisser Park Elementary Renovation - Fort Wayne**

C

The GAR requires additions to existing buildings to comply with the requirements of new construction for allowable area or be separated by structurally independent 2-hour rated fire wall. The request is to allow an addition of a canopy/vestibule of 1,085 square feet, of non-combustible construction without a 2-hour rated fire wall. Per the proponent; the existing 2-story school is Type IIB Construction. The 1st floor is 55,144 square feet. The 2nd floor is 24,010 square feet. The building is surrounded by at least 60 feet on all sides. It is a cost and operational hardship to

provide a structurally independent 2-hour fire wall between the existing building and canopy addition.

15-03-37

**Taylor University Campus – Upland**

- C (a) The code requires fire protection-rated glazing in windows. The request is to use the existing windows that do not have a fire protection-rated glazing in a wall between the new addition and an existing building. Per the proponent; Two existing stained glass windows (6' wide x 8' tall) in the existing exterior masonry wall will not be fire protection rated. The addition will be Type II B Construction, 2-stories in height, and will be used for offices (B Occupancy), gathering spaces and auditorium (A-3 Occupancy), and cafeteria (A-2 Occupancy). The 1st floor is 28,700 sq. and the 2nd floor is 19,260 sq. ft. The existing building is III B Construction, 2-stories in height, 10,400 sq. ft./floor, and is used for offices (B Occupancy) and chapel/auditorium (A-3 Occupancy). The date of construction of the existing building is unknown; it is known that there was a renovation of the existing building in 1975. The existing building is sprinklered throughout. The addition will be sprinklered throughout.
- C (b) The code requires a three hour fire wall between the existing building and the addition. The request is to allow the addition to be separated from the original building with the existing masonry exterior wall in lieu of a fire wall. Per the proponent; The existing exterior walls are triple wythe brick approximately 12" thick. It is a cost and operational hardship to provide a 3-hour fire wall between the existing building and addition. It is undesirable to provide a fire wall because the owner would like to maintain openness between the two buildings such that they feel like one space. 15852

15-03-38

**Indy Fringe Trailhead & Community Room - Indianapolis Project #368797**

- C (a) The code prohibits building elements from obstructing the required width of a means of egress, or a door when fully open, from projecting more than 7 inches into the required width. The request is to install a lift where the *lift's* gate, when fully open, will project 11.5 inches into the required egress width of the second floor office. Per the proponent, the calculated occupant load of the second floor office is 5, but the actual occupant load is 2, that would actually use the egress path. The proponent states the lift gate is self-closing and will only be open when someone is entering/exiting the lift. The proponent states it was not cited during the city or state plan review. It was identified during an inspection when it was 75% completed. The hardship is modifying the existing construction since it is 90% complete.
- C (b) The code requires a clearance for headroom height of 80" on a stairway. The request is to have a clearance for headroom height of 76". Per the proponent; Signs will be posted indicating actual headroom height. Construction of the stairs is complete. The Notice of Violation for this issue was sent after final inspection on 2/27/15. 15857.

**INCOMPLETE**

15816

I

**Dillman Farms**

Requested more information the application is incomplete.