

STAFF REPORT**Report Date: 10/01/2018**

"A" category = staff recommendation is for approval with no equal alternatives because of noncompliance is not adverse.

"B" category = staff recommendation is for approval with equal alternatives as stated by the proponent.

"C" category = reserved, meaning staff believes Commission needs to discuss entirety.

"D" category = recommendation is for denial.

"I" category = incomplete (with permission of the Chairman).

"NVR" category = no variance required.

"T" category = tabled.

NOTE: All staff recommendations presume code statements on the variances by the applicant are correct, unless otherwise noted. This means that all code statements become conditions of the variances and, if not true, the variances would be subject to Commission sanction. All LBO and LFO responses that they have received a copy of the application for variance are in order, unless otherwise noted.

Tabled Variances

18-06-07 **Project:** **Calvary United Methodist Church Ansul System,Syracuse**

C 18526

TABLED BY COMMISSION 09/04/18.
TABLED BY COMMISSION 08/07/2018.
TABLED BY COMMISSION 07/03/18.

The code requires that all alarm, detection or extinguishing systems be maintained or removed if not required.

The request is to leave the hood, ductwork and roof vent of a hood extinguishing system.

The proponent has removed the commercial oven and range.

*****PAPER FILING*****

18-06-70

Project:0

Wedding Banquet Hall-Furry,Culver

C

18562

TABLED BY PROPONENT 09/04/18.
 TABLED BY COMMISSION 08/07/18.
 TABLED BY COMMISSION 07/03/18.
 TABLED BY PROPONENT 06/05/18.

A Chapter 34 analysis will be used to convert a 1-story, 3,400 sq. ft., Type V-B construction barn, into a building used for event space. Chapter 34 is not permitted to be utilized for a conversion of a non-Class 1 structure building to an A occupancy. Three exits will be provided directly to grade. Permanent restroom facilities will be provided. Travel distance to an exit is 52 feet. Structural evaluation is included.

18-07-16

Project:397550

HealthSouth Deaconess Rehabilitation
Hospital,NEWBURGH

C

18328

TABLED BY COMMISSION 09/04/18.
 TABLED BY PROPONENT 08/07/18.
 TABLED BY COMMISSION 07/03/18.

The code requires roll-in-type shower compartments to have a folding seat provided on an end wall of the shower. Fixed seating is permitted as long as the seat does not overlap the required minimum clear inside dimension of the shower. The request is to allow portable seating to be provided in lieu of the folding or fixed seating. Proponent states, providing portable seats/chairs would provide better stability, cleanliness, and allow the shower stall to have grab bars on all three walls, which is critical in fall prevention.

18-08-02

Project:390191 Lindberg Point,WEST LAFAYETTE

C 18570

TABLED BY COMMISSION 09/04/18.
TABLED BY COMMISSION 08/07/18.

The code requires minimum openings for rescue windows of 24" tall and 20" wide and an opening of 5.7 sq. ft.

According to the submitted drawings the windows have a clear width of 31" and a clear height of 26.5" and a clear open area of 5.7 sq. ft. measured to the bottom of the sash.

18-08-16

Project:394923 The Landing Development - 116 Renovation,FORT WAYNE

C 18644

TABLED BY COMMISSION 09/04/18.
TABLED BY COMMISSION 08/07/18.

The code prohibits Limited-Use/ Limited Application Elevators from exceeding a rise of 25 feet. The request is to allow a new Limited use - Limited Application LULA Lift Elevator to have a rise of 34 feet. Proponent states the elevator will be put into an existing 3-story building with an existing hoistway of 7 foot wide by over 9 foot deep. The elevator will provide wheelchair access to all floors. Proponent further states it would take a custom-fabricated elevator system to fit into the over-sized hoistway which would exceed the cost to install the LULA Elevator by approximately \$25,000.

18-08-62 **Project:0** **HOEMSTEAD APARTMENTS FIRE ADN BUILDING CODE VIOLATION,WEST BADEN SPRINGS**

C 18583

TABLED BY COMMISSION 09/04/18.
TABLED BY COMMISSION 08/07/18.

The code requires emergency escape and rescue openings to be maintained in accordance with the code that was in effect at the time of construction and must be operational from the inside of the room without the use of keys or tools.

The request is to allow the windows to remain caulked and sealed to prevent the infestation of pests due to the design of the window frame not allowing for the use of a screen.

The proponent states the building is equipped with a sprinkler system, fire alarm system along with fire extinguishers and emergency lighting throughout. The proponent also stated in 1998, this building was added into the National Register of Historic Places, with the current windows being in place

18-09-25 **Project:402334** **Morgan Reception Hall 2,North Vernon**

C 18747

TABLED BY COMMISSION 09/04/18.

The code requires a sprinkler system to be provided where the fire area exceeds 5,000 sq. ft. or the fire area has an occupant load of 100 or more. The request is to allow the sprinkler system to be omitted in the banquet hall building. Four sets of double doors and one single door will be installed. Per the proponent, the actual maximum occupant load will be 300 persons. Proponent states the existing 3" main water supply line will not be sufficient to provide enough water pressure for a sprinkler system, and to install a new water main would cost approximately \$260,000. What is the calculated occupant load? Fire area exceeds 5,000 sq. ft.

18-09-40

C

Project:0 Cornerstone,Marion

18421

TABLED BY COMMISSION 09/04/18.

The code requires fire detection, alarm, extinguishing systems and exhaust systems to be maintained in operative condition. The request is to allow the removal of old fire hoses in cabinets. Proponent states, this is a recommendation of the local fire Marshall. Fire extinguishers will replace the hoses in the mag-lock boxes. The mag-lock boxes are monitored by Koorsen Fire and Security System.

18-10-02

C

Project: Tippy Creek Winery Cables,Leesburg

18831

The code requires overhead spans of open conductors and open multiconductor cables of not less than 600 volts nominal to have a clearance of at least 10 ft. above finished grade. The request is to allow festoon lighting to be mounted at 6 ½ feet from grade. Proponent states changing the mounting height is not possible due to the pitch of the exterior and roof. In addition, it would cause for additional electrical branch circuits, requiring the placement of a conduit and electrical outlet above the protection of the soffit and eve, exposing the element to the weather.

*****PAPER FILING*****

18-10-03

B

Project:0 The Arbuckle Brownsburg,Brownsburg

18569

(a) MRL Technology.

B

(b) MRL Technology.

18-10-04

A

Project:402002 Edinburgh Hwy 31,EDINBURGH

18718

The code requires foundations and other permanent supports of buildings and structures to be protected from frost. Floating slab foundation will be used on buildings 7-10. Similar variances have been granted in the past.

- 18-10-05** **Project:0** **The Barn at Timber Ridge,Morgantown**
 C 18730
- A Chapter 34 Evaluation will be used to convert a 1-story, 6,896 sq. ft. barn Type V-B construction, into a building used for event space. Chapter 34 is not permitted to be utilized for a conversion of a non-Class 1 structure building to an A occupancy. Shunt trip will be provided, maximum travel distance to an exit is approximately 70 feet; code permits 200 feet. Proponent states the calculated occupant load is 266 occupants requiring 2 exits; 3 exits are provided. Decorative materials will be fire retardant.
- 18-10-06** **Project:395366** **R & A Cassopolis Property LLC,ELKHART**
 C 18736
- The code requires guards to be provided where appliances, equipment, or other components that require service are located within 10 feet of a roof edge. The request is to allow permanent tie-off anchor to be provided on the roof of a new 1-story convenience store where it has rooftop equipment that is less than 10 feet from the roof edge. Proponent states the tie-off anchor complies with OSHA regulations for fall protection. Roof has a ½:12 slope. Construction is complete. Equipment and tie-off anchor is already installed.
- 18-10-07** **Project:0** **School Safety - Pinch Guards,Lexington**
 C 18744
- The code requires opening protectives to be maintained in accordance with the rules of the Commission. Doors must be able to latch. The request is to allow "pinch guards" to be used on fire rated doors in the nonsprinklered areas of the school. Proponent states the use of "pinch guards" on the fire rated doors will help in protecting the children from school shooting.

18-10-08

Project:0

215 S Walnut St Apartments, Bloomington

- C (c)The code requires exterior exit stairways to have a minimum fire separation distance of 10 feet. The request is to allow the exterior exit stairways to be located approximately 8 feet from the south property line. Quick response sidewall sprinklers will be provided to protect the exterior stairways, above and below landings and below the upper stair runs.
- C 18794
- (a) The code prohibits exterior wall openings of a building from exceeding its permitted percentage of openings based upon fire separation distance to the adjoining property lines. The request is to allow the unprotected exterior openings on the South wall on the 1st floor of the retail space to have 34% and 6.5% of exterior openings, 2nd floor of apartments to have 29% and 22% and the 3rd floor of the apartments to have 22% and 17%; code permits 10%. The North wall will have 28% of exterior openings on the 1st floor, 20% on the 2nd floor, and 15.5% on the 3rd floor; code permits 10% of unprotected exterior openings. Building will be sprinklered with NFPA 13R and 13 system as required. Exterior openings in South walls close to property line will have quick response sprinkler located at the ceiling level within 12 inches horizontally. All openings in north wall will have the same protection. Variances have been approved in the past for exterior openings, not sure about the excessive amount of exterior openings.
- C (b)The code requires openings within 10 feet of a nonrated wall or unprotected openings to be 1-hour fire rated protected. The request is to allow the exterior window openings within 10 feet of an exterior exit stairway to not be rated. A quick response sprinkler will be located at the ceiling level within 12 inches horizontally of exterior window openings within 10 feet of the exterior exit stairway.

18-10-09

Project:0

Crazy Caretakers Inc. ,Holland

- C 18795
- The code requires an automatic sprinkler system to be provided in special amusement buildings. The request is to allow a 4,000 sq. ft. building to be used as a haunted house without installing a sprinkler system. Building is 15 feet from old school building. Proponent states security cameras monitor the inside of the building. Sprinkler system costs approximately \$40,000.

18-10-10

Project:0

Ceres Partners Office, South Bend

C

18796

The code prohibits Limited-Use/ Limited Application Elevators from exceeding a rise of 25 feet. The request is to allow a new Limited use/Limited Application LULA Lift Elevator to have a rise of 36' - 6" feet. Proponent states the elevator is not required by code and is well within the manufacturer's limit of 50'-0.

18-10-11

Project:0

Broadway UMC Reinvisioning, Indianapolis

C

(c) The code requires lifts to have doors and gates that are low energy power operated. Proponent states the layout of the existing shaft does not allow for the doors and gates to be power operated due to the nature of the original construction.

C

(b) The code requires lifts to have doors with an opening width of 32 inches minimum, 36 inches minimum, or 42 inches minimum depending on where the door is located. The request is to allow the existing doors to be reused. Proponent states the replacement lift is going in the same location as the previously damaged lift, and since the depth of the existing walls in the church is over 24-inch concrete, it would be costly to reconstruct in order to comply with code.

C

18797

(a) The code prohibits platform lifts from exceeding a travel of 168 inches. The request is to allow the lift to have a travel of 190 inches. Proponent states an existing lift that has been in use for over 22 years is being replaced due to a fire. The existing lift had a travel of 190 inches over three stops. The existing shaft does not support a LULA due to space and the existing construction.

18-10-12 Project:396882 Bethel Townhomes Renovations,INDIANAPOLIS

C 18798

(a) The code requires at least a 30" deep x 30" wide level working space to be provided in front of the control side to service an appliance. The request is to allow existing gas-fired furnaces to be replaced with new gas-fired furnaces without having to bring the working space up to current code. Proponent states the new furnaces will be installed in the same locations as the old furnaces. Access doors are 28" wide in two-bedroom units and 24" wide in three-bedroom units. New water heaters will be mounted high and allow access to the furnace. The old furnaces were sitting on the floor, hindering access to that side of the furnace. Two-bedroom units will have additional 30" doors to allow access to another side of the furnace.

C (b) The code requires a clear distance of 36" in front of electrical panels. The request is to allow 30" clear distance in front of the electrical panel located in the two-bedroom units. Electrical panel boards are being replaced. The 30" configuration is existing. Proponent states the condition is existing and having to make corrections to gain a few inches would require wall relocations in every unit.

18-10-13 Project:384029 FSAH Michigan City Replacement Hospital,MICHIGAN CITY

C 18799

The code requires hose connections to be located at an intermediate floor level landing between floors. The request is to allow the existing standpipes to have hose connections located at the main floor landings. Similar variances have been granted in the past.

18-10-14 Project:1431 Oasis at 56th Street,Indianapolis

B 18802

(a)MRL Technology.

B (b)MRL Technology.

18-10-15		Project:396428	Minnie Hartmann Center,INDIANAPOLIS
	B	(b) MRL Technology.	
	B	18803	
		(a) MRL Technology.	
18-10-16		Project:16087	Goodman Cambell,Carmel
	B	(b) MRL Technology.	
	B	18804	
		(a) MRL Technology.	
18-10-17		Project:0	Parker Place Indianapolis,Indianapolis
	B	18805	
		(a) MRL Technology.	
	B	(b) MRL Technology.	
18-10-18		Project:0	church arbor,INDIANAPOLIS
	C	18811	
		The code requires on-site fire hydrants and mains to be installed where a portion of a facility or building is more than 400 feet from a hydrant on a fire apparatus access road. The request is to allow an open arbor with no sides and metal roof, to be 520 feet from the nearest fire hydrant.	
18-10-19		Project:0	Old National Bank,Vincennes
	B	18812	
		The code requires fire detection, alarm, and extinguishing systems to be maintained in an operative condition at all times. The request is to allow the fire hoses in the building to be removed. Fire department will use their hoses.	

- 18-10-20** **Project:0** **Prairie Creek Park, Frankfort**
 A 18814
- The Utility Room/Restroom associated with the outdoor stage structure and Ticket Booth will not be designed to comply with the Energy Code. Based upon the provision of minimal heating, full compliance with the Energy Code is required. Proponent states small heating units will be used to provide minimal heat intermittently during seasonal periods.
- 18-10-21** **Project:0** **White River State Park Concert Venue Restrooms, Indianapolis**
 A 18815
- The seasonal portion of the 4,600 sq. ft. restroom addition will not be designed to comply with the Energy Code. Based upon the provision of minimal heating, full compliance with the Energy Code is required. Proponent states small conditioning units will be used to provide minimal heat intermittently during seasonal periods.
- 18-10-22** **Project:388597** **16 New Jersey, INDIANAPOLIS**
 B 18816
- (a) The code requires openings within 10 feet of a nonrated wall or unprotected openings to be 1-hour fire rated protection. The request is to allow nonrated exterior windows to be located within 10' of unprotected exterior windows in one of the enclosed stairs on each of the 2nd, 3rd, and 4th floors. The proponent states the dorm will be equipped with a NFPA 13R sprinkler system. A sprinkler will be located at the ceiling level within 12 inches of the windows exposing the stairway to protect the stair from fire exposure.
- A (b) The code requires working space in front of electrical panels to be 36 inches. The request is to allow the electrical closet on the 4th floor to have a clearance of 35 inches in lieu of the required 36 inches in front of the electrical panel. Proponent states the 1-inch difference in clearance will still allow access to the electrical panel for service and maintenance.

- 18-10-23** **Project:0** **Central Christian Church Temporary Homeless Shelter,Indianapolis**
- C 18817
- The code prohibits a building from changing its character or use causing it to be classified within a different occupancy group, unless the building is made to comply with new construction. The request is to allow the 2,500 sq. ft. gymnasium space in the Indy Central Christian Church to be used as a homeless shelter for up to 70 individuals for a period of 75 days on an annual basis beginning with this year without being made to comply with the Commission's rules for a change of occupancy from A-3 to R-2. Gym is on the ground floor of the building with direct access to two remotely located exterior exits. Shelter will be fully staffed 24/7 during the time of use as a homeless shelter. Variance was granted previously (18-01-46) for up to 50 individuals during the months of January and February, 2018. The General Administrative Rules permit temporary residential use in an A occupancy building for a maximum of 30 days in a calendar year based on certain criteria.
- 18-10-24** **Project:392217** **Graduate Hotel Cafe,BLOOMINGTON**
- C 18818
- The code permits exterior area for assisted rescue to be used in an accessible means of egress. The request is to allow an interior area of rescue assistance to be used as a 2nd accessible means of egress from the grade level café tenant space in lieu of the exterior area of rescue assistance. Wheelchair space will be provided in the vestibule leading to one of the two exterior exits from the tenant space. Sprinklers will be provided on the cafe side 6 feet on center along the storefront at the ceiling level within 12 inches horizontally of the entry. Proponent states the building's position on the public right doesn't leave enough room to provide exterior stairs and an exterior area of rescue assistance.
- 18-10-25** **Project:375081** **Univ. of Notre Dame - Men's Residence Hall,Notre Dame**
- B (b) One Gen2 elevator will utilize 6.3 mm steel wire governor rope instead of the required minimum diameter of 9.5mm.
- B 18819
- (a) Steel Coated Belts will be used as the suspension means.
- B (c) One Gen2 elevator will use ACLA buffers in place of spring buffers.

- 18-10-26** **Project:396330** **Eli Lilly K108 Central Inspection
Expansion,INDIANAPOLIS**
- B 18820
- (a) Steel Coated Belts will be used as the suspension means.
- B (b) One Gen2 elevator will utilize 6.3 mm steel wire governor rope instead of the required minimum diameter of 9.5mm.
- B (c) One Gen2 elevator will use ACLA buffers in place of spring buffers.
- 18-10-27** **Project:0** **Eric & Joyce Erwin Residence - LP Tank,New Albany**
- C 18822
- The code requires underground 1000-gallon LP tanks to have a minimum of 10 feet separation distance between buildings. The request is to allow a detached garage accessory to a dwelling to have 6 feet between it and a 1,000-gallon LP tank. The proponent states the garage does not have any exterior equipment posing an ignition hazard, nor any air intakes. Local building official does not oppose this variance.
- 18-10-28** **Project:0** **House Relocation from 1218 Prospect to 1218 Evison
Street,Indianapolis**
- C 18823
- The Residential Code requires structure exterior walls with a fire separation distance less than 3 feet to have not less than a one-hour fire resistive rating with exposure from both sides, and cannot have any openings. An existing home is relocated to another lot, placing the north and south exterior walls, and the windows of the home, within 3 feet from the property line. Approximately 120 sq. ft. of exterior wall will be infilled and two non-fire-rated openings (salvaged double hung windows) scheduled to be relocated in the above-mentioned infill wall construction will be done. The request is to allow the work to be done without having to fire rate the wall and openings.

18-10-29 **Project:0** **Metro Building - Roof Deck and Condo Penthouses,Fort Wayne**

C 18825

(a) The code requires two exits from an occupied roof of R-2 occupancy. The request is to allow one exit from the 750 sq. ft. rooftop deck area that will be used by the condo owners on the 7th and 8th floors. This is an 8-story building with 1st floor office and commercial. The upper floors are condos.

C (b) The code requires buildings that are more than 75 feet above the lowest level of fire department vehicle access to comply with the requirements for a high rise building. The request is to allow three small enclosed individual penthouse structures to be put on the roof of the 8-story building, creating an additional story, without having to comply with the provisions for high rise. The enclosed structures will provide access to the private rooftop terrace areas.

18-10-30 **Project:0** **Grandview Tower Hose removal,Evanville**

B 18826

The code requires fire detection, alarm, and extinguishing systems to be maintained in an operative condition at all times. The request is to allow the fire hoses in the building to be removed. Fire department will use their hoses.

18-10-31

Project:0

**Eastwood Middle School Additions and
Renovation,Indianapolis**

C

18827

(a) Required means of egress are to be maintained during construction and demolition, remodeling or alterations and additions to any building. The request is to allow several new additions totaling 37,476 sq. ft. to be constructed that will affect the means of egress from the existing building. Proponent states exit lighting and signage will be adjusted as necessary, and fire drills will be conducted to familiarize staff and students with the temporary egress layout.

C

(b) The code prohibits any portion of a building or structure from being occupied until the required fire detection, alarm, and suppression systems have been tested and approved. The request is to allow portions of the building to be occupied prior to the sprinkler system being installed throughout the building and to allow each phase to be designed and viewed as a fully sprinklered building, including nonrated corridor construction and allowable area. Sprinkler system will be installed in phases. Proponent states the system will be fully functional throughout at the end of the project, scheduled for October, 2020.

18-10-32

Project:0

Hammond Middle School - High School,Hammond

C

18824

The code requires 2-story Group E buildings to be surrounded and adjoined by public ways or yards not less than 60 feet in width in order to be considered an unlimited area building. The request is to allow the exterior wall on the east side of the 2-story school building to have 50% of its wall to be 45 feet in width and will be of 1-hour rated construction. The other 50% of the wall will be separated from the 3-story school building with a 4-hour fire wall which is equivalent to 60 feet. Building will be sprinklered as required.

18-10-33

C

Project:0 Amercian Lift Building ,Greensburg

18828

WITHDRAWN BY PROPONENT 09/27/18.

The code prohibits buildings or structures from exceeding the height, number of stories, and allowed area based on the construction type. The request is to allow an 80,266 sq. ft. trucking company of Type II-B construction, used to haul and store cases of padded envelopes, to be in operation for approximately 18 months, until money is collected in order to install a sprinkler system to satisfy the building being over area. Proponent states he is already out of \$140,000 and now it will cost \$70,000 to install a sprinkler system.

18-10-34

C

Project:0 UPS Remodel 2,Plainfield

18829

The code requires the means of egress width to be computed based on the calculated occupant load, not the actual occupant load. The request is to allow the egress width to be based on the actual occupant load. Proponent states the actual occupant load will be no more than 700 persons, which includes employees and drivers who are only there to pick up their vehicles and leave. The calculated occupant load is 8,356 persons. Per the proponent, the 25 exit doors will accommodate 7,253 persons. What is the exact amount of exit doors, 25 or 32?

18-10-35

C

Project:0 Lilly M11-M12 Stair Enclosure,Indianapolis

18830

The code prohibits utility penetrations of stair enclosures for systems not directly serving the stairway. The request is to allow existing low voltage paging system distribution wiring to remain in the stair, which is penetrating the stair enclosure walls. Proponent states the existing egress conditions are being significantly improved by enclosing the wiring in conduit, firestopping penetrated walls, reducing existing egress travel distance, and improving exit discharge conditions. Therefore retaining the existing low voltage wiring penetrations of the enclosure walls will not be adverse to safety.

- 18-10-36** **Project:0** **Attic Project - Stairway,Indianapolis**
 C 18833
- The code requires stairways in residential homes to have headroom of at least 80 inches in all parts of the stairway. The request is to allow a stair to be added from the second floor to the third floor so that a bedroom can be added in the attic which will not have the proper headroom clearance. The headroom will be 72 inches. Proponent states some of the existing headroom clearances are as low as 76 inches on the first to second floor stairs. Home was constructed in 1914.
- 18-10-37** **Project:397622** **Platos Court Renovations,BLOOMINGTON**
 C 18834
- The code requires emergency escape and rescue openings in sleeping rooms to have a minimum net clear opening of 5.7 sq. ft., minimum net clear opening height of 24 inches, and minimum net clear opening width of 20 inches. The request is to allow Window A on the 1st floor to have 32 windows that have opening heights of 19.75 inches, Window C on the 2nd floor to have 36 windows that have clear net openings of 5.6 sq. ft., and Window E on the 1st floor to have 1 window that has an opening height of 21 inches. Existing building has been renovated, which includes rearranged layout of the apartments, and adding another bedroom to the building. Proponent states there are existing bedrooms with windows that are the same size as the windows in the newly created units. Due to the windows being either in a brick wall or dormers, it would be costly to replace the windows.
- 18-10-38** **Project:0** **Mitchells Red Cedar Farm The Old Gray Barn,FRANKFORT**
 D 18835
- Rule 13 prohibits agricultural barn from being converted into a building being used for weddings and event space (A-2 occupancy) and any occupancy use exceeding 3,000 sq. ft., excluding basements. The request is to allow an agricultural barn exceeding 3,000 sq. ft. to be converted into a building used for events.

18-10-42

Project:0 IU North Walnut Grove Housing,Bloomington

- B (d) The code permits primary structural frame, supporting a roof only, in Type I-B construction, to be 1-hour fire rated. The request is to have structural steel columns in the 1-story Activity Center on the main level of the South Building to be protected with sprinklers in lieu of fireproofing. A sprinkler will be provided at the top of columns to spray one side of the column. The application of water will absorb the heat from a fire impinging upon the column, providing sufficient cooling to protect the steel from structural failure. The building will be protected throughout with an automatic sprinkler system per NFPA 13 as required.
- A (c) The code requires fire-doors to be either self-or automatic-closing. The request is to allow the dorm room doors to not be provided with closers. Identical variance has been granted in the past.
- B (b) The code requires fire rated corridors to be continuous from the point of entry to an exit and not be interrupted by intervening rooms. The request is to allow the lounge areas to be open to the corridor. The proponent states the building will be equipped with a NFPA 13 sprinkler system. Smoke detection will be provided in the lounge areas open to the corridor connected to the building fire alarm system.
- B 18839
- (a) The code requires openings in fire rated corridors to have fire protection rating. The request is to allow non-rated openings (windows and doors) in the corridor walls on each floor at the quiet study rooms. There are two buildings, 5-stories and 6-stories. The proponent states the building will be protected with an NFPA 13 sprinkler system. The openings will be protected with a sprinkler located at the ceiling level on the room side. Similar variances have been approved in the past.

18-10-43

Project:0 Retail Center,Indianapolis

- C 18840
- The code requires fire detection, alarm, and extinguishing systems to be maintained in an operative condition at all times. The request is to allow the heads to be removed. The suspended ceiling will conceal the remaining sprinkler piping so that the building would appear that it is not sprinklered. Proponent states the sprinkler system is beyond repair and is not required due to the building only being 6,000 sq. ft. The riser will be removed to the floor and the FDC will be either removed or have a sign posted stating "out of service".

18-10-44

C

Project:0

Retail Center,Indianapolis

18841

The code requires fire detection, alarm, and extinguishing systems to be maintained in an operative condition at all times. The request is to allow the heads to be removed. The suspended ceiling will conceal the remaining sprinkler piping so that the building would appear that it is not sprinklered. Proponent states the sprinkler system is beyond repair and is not required due to the building only being 6,000 sq. ft. The riser will be removed to the floor and the FDC will be either removed or have a sign posted stating "out of service".

18-10-45

Project:402589

GrandView Phase II,MISHAWAKA

A

18842

(a) The code requires two-way communication systems 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 request is to not provide the system in the 3 and 4-story buildings. Cell phones could be used in emergency situations. Similar variances have been approved in the past.

C

(b) The code permits Group U occupancy (garage) to be a maximum of 3,000 sq. ft. The request is to allow the garages to be 4,500 sq. ft. They will be located on the 1st floor of each of the 4-story residential buildings. Garage will be sprinklered with NFPA 13 system and will be separated from remainder of building with 1-hour fire partitions, 20-minute doors, and 1-hour floor- ceiling assembly, which exceeds the required minimum separation for private garages. . Similar variances have been granted in the past.

B

(c) The code requires pedestrian walkways to be separated from the interior of the building by not less than 2-hour fire barriers. The request is to allow the pedestrian walkway of approximately 30 feet in length, connecting Buildings two 4-story Type V-A buildings and two 3-story Type V-A buildings to not be provided with a fire-rated enclosure at each end. Pedestrian walkway will be sprinklered with NFPA 13 system, and connector will be provided with a 12-inch ceiling bulkhead at each end with closely-spaced sprinklers on each side of the bulkhead. Each connected building will be sprinklered with NFPA 13R system, nonresidential areas sprinklered with NFPA 13 system.

A

(d) The code requires hoistways of elevators and dumbwaiters, in Group R-2 occupancy buildings that penetrates more than three stories, to be provided with vents so that smoke and hot gases can be released to the outer air. The request is to allow two new elevators installed in the 4-story building to not be provided with vents at the top of the hoistway enclosures. This requirement has been eliminated in the 2015 International Building Code. Similar variances have been granted in the past.

18-10-46**Project:0****Handcrafted Doors,Millersburg**

B

18844

The code requires an automatic sprinkler system to be installed in all group F-1 occupancy fire areas that contain woodworking operations in excess of 2,500 sq. ft. The request is to allow a new F-1 Occupancy wood working facility of 8,400 sq. ft., Type VB construction, to not have a sprinkler system. The facility will be provided with a dust collection system per NFPA 664. Proponent states the building is at least 60 feet from all property lines. Similar variances have been granted in the past.

18-10-47**Project:0****Kingsfield Apartments - BLDG 13 Rebuild,New Albany**

C

18845

The code requires at least an NFPA 13R sprinkler system to be installed throughout all buildings with a Group R-2 fire area. The request is to allow an NFPA 13D system to be used in lieu of an NFPA 13R system. Proponent states the buildings were not sprinklered at the time of construction because they were not required to be sprinklered by code at that time. One building of an apartment complex is being rebuilt after a fire. Code now requires the apartment building to be sprinklered.

18-10-48

Project:0 City's Edge,Indianapolis

- A (e) The code requires two-way communication systems 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 request is to not provide the 2-way communication system. Cell phones could be used in emergency situations. Similar variances have been approved in the past.
- C 18846
- (a) The code requires the maximum building height to not exceed 60' based upon the installation of an NFPA 13R system in the R-2 occupancy of Type V-A construction. The request is to allow the height of the building to be 64'. This is a podium building with commercial tenants and parking on the 1st floor, and residential on the upper floors. Apartments will be sprinklered with NFPA 13R system as required and the 1st floor will be sprinklered with NFPA 13 system as required. Similar variances have been approved in the past.
- C (g) The code prohibits exterior wall openings of a building from exceeding its permitted percentage of openings based upon fire separation distance to the adjoining property lines. The request is to allow unprotected exterior openings on the west exterior wall (25.7% of the wall area) to exceed that permitted for the south exterior wall as a whole (25% on the 1st floor and 10% of floors 2-4) based upon the fire separation distance of 5-9 feet. Sprinkler will be provided at the openings in the west exterior wall on floors 2-5, located 12 inches horizontally of the openings at the ceiling level.
- B (f) The code requires openings within 10 feet of a nonrated wall or unprotected openings to be 1-hour fire rated protective. The request is to allow nonrated exterior windows to be located within 10' of unprotected exterior windows in the west stair on each of the 3rd, 4th, and 5th floors. Apartments will be equipped with a NFPA 13R sprinkler system. A sprinkler will be located at the ceiling level within 12 inches of the windows exposing the stairway to protect the stair from fire exposure.
- C (b) The code requires stairway to be the same construction of the building. The request is to allow the stairs serving the Type I-A (non-combustible construction) podium building for the North and South buildings, to be of combustible material. The upper 4 story apartments are of combustible construction. The proponent wants to extend the combustible stairs all the way

18-10-48

Project:0 City's Edge,Indianapolis

through the non-combustible building instead of having to switch to noncombustible at the bottom run of the stair. The stairs will be enclosed in a 2-hour shaft as required. Similar variances have been approved in the past.

- A (d) The code requires hoistways of elevators and dumbwaiters, in Group R-2 occupancy buildings that penetrates more than three stories to be provided with vents so that smoke and hot gases can be released to the outer air. The request is to allow an elevator installed in the 5-story building to not be provided with vents at the top of the hoistway enclosures. This requirement has been eliminated in the 2015 International Building Code. Similar variances have been granted in the past.
- A (e) The code requires at least one accessible elevator in buildings five (5) stories or more to be provided with standby power. The request is to not provide the standby power. Building is 5-stories Type V-A/ I-A construction. The elevator will have battery back-up provided in order to permit lowering of the elevators in the event of loss of power. Additionally, a transfer switch will be provided to permit hookup of a portable generator. Similar variances have been granted in the past.

18-10-49

Project:0 Schroeder Barn,Rushville

- C (b) A Chapter 34 Evaluation will be used to convert a 1-story, 4,135 sq. ft. barn, Type V-B construction, into a building used for event space. Chapter 34 is not permitted to be utilized for a conversion of a non-Class 1 structure building to an A occupancy. Per the proponent, two exits will be provided with capacity of 340; calculated occupant load is 180, maximum anticipated occupant load is 150. Decorative combustible materials will be fire retardant treated. Shunt trip will be provided. Maximum travel distance to an exit is 60 feet; code permits 200 feet. *****Need Structural Analysis*****
- C 18847
- (a) Restroom fixture count will not comply with code. The request is to allow portable restrooms to be used temporarily to comply with the fixture count requirements. Permanent restroom facilities will be added within 1 year of opening. Portable restrooms will comply with accessibility. Drinking water will be available for occupants during events. Similar variances have been approved in the past.

18-10-50**Project:392312****Spark,FISHERS**

C

18848

The code permits an area to be considered a live/work unit and is to be classified as an R-2 occupancy if the area doesn't exceed 3,000 sq. ft., the nonresidential area doesn't exceed 50% of the live/work unit area, the nonresidential area is located on the first or main floor only, and no more than (5) nonresidential workers or employees occupy the nonresidential area at any one time. The request is to allow a portion of the 1st floor area to be used for small business uses without the sleeping area as a dwelling unit (R-2 occupancy) and to have the business uses to be separated from the R-2 Occupancy portions of the building with a 1-hour horizontal assembly and 1-hour fire partitions in lieu of classification as a mixed occupancy requiring a 2-hour separation.

18-10-51**Project:0****Northridge Middle School,Crawfordsville**

C

18850

The code requires corridors that serves an occupant load of 30 or more, to be 1-hour rated with rated openings in Group E occupancy, unless the building is fully sprinklered. The request is to allow (2) project rooms, 503 sq. ft., and 851 sq. ft., to have non-rated operable corridor walls and the media center entrance and the wall of project room 294 sq. ft. to have nonrated storefront glazing and doors. Proponent states the new storefront entrances will be smoke-tight, with self-closing doors.

18-10-52

Project:0 Sweet Wedding Barn,Waldron

C (b)A Chapter 34 Evaluation will be used to convert a 1-story, 2,070 sq. ft. (no access to attic loft) barn, Type V-B construction, into a building used for event space. Chapter 34 is not permitted to be utilized for a conversion of a non-Class 1 structure building to an A occupancy. Per the proponent, two exits will be provided with capacity of 340; calculated occupant load is 127, maximum anticipated occupant load is 145. Decorative combustible materials will be fire retardant treated. Shunt trip will be provided. Maximum travel distance to an exit is 34 feet; code permits 200 feet. *****Need structural analysis.

C 18851

(a) Restroom fixture count will not comply with code. The request is to allow portable restrooms to be used temporarily to comply with the fixture count requirements. Portable restrooms will comply with accessibility. Drinking water will be available for occupants during events. Similar variances have been approved in the past.

****Will permanent restroom fixtures be provided in 1 year, or will they be added in an adjacent building in the future as stated in the 2nd variance?

18-10-53

Project:0 Hose Cabinets,Fort Wayne

B 18202

The code allows non required fire protection equipment to either be tested and maintained Or removed. The proponent is requesting the removal of 23 fire hoses. Proponent states fire department will not use the hoses.

18-10-54

**Project:0 Cummins Corporate Office Building
Renovation,Columbus**

- C (g) Where two exits are required from any portion of the exit access, the code permits exit doors or exit access doorways to be spaced a distance of 1/3 the length of the maximum overall diagonal dimension of the area served if the building is fully sprinklered. Code requires in this case, the doors be spaced at least 32.3 feet apart. The request is to allow the exit doors serving the 2nd floor meeting room of the Cerealine building to be spaced 28 feet apart. Proponent states the opening to the connector will accommodate an occupant load of 776 persons. The maximum occupant load of the meeting room will be approximately 315.
- B 18852
- (a) The code requires openings in rated walls to be of fire rated construction. The request is to allow non-rated openings at the 2nd floor in the 1-hour wall separating the 3-story volume meeting space from the adjacent stair, elevator, and circulation space that serve to access the 5th and 6th mechanical/non-occupied floors. Close-space sprinklers will be provided at the non-rated openings along the wall outside of the meeting space to protect the openings. Building is fully sprinklered.
- B (c) The code prohibits addition to buildings or structures plus the existing building or structure from exceeding the height, number of stories, and allowed area based on the construction type. The request is to allow a new (2) level building connector having 950 sq. ft. on the 1st floor and approximately 480 sq. ft. on the second floor, to be constructed which will put two buildings over area for Type III-B construction. The new (2) level connector addition will replace the existing 1-story connector which is being demolished. A row of close spaced sprinklers will be provided between the Cerealine building and the connector at the 1st floor and mezzanine level. Buildings are fully sprinklered. Proponent states the connector addition does not increase the occupant load.
- C (d) The new (2) level connector will not be designed to comply with the Energy Code. Proponent states the existing connector was of very low thermal performance and the new connector will only be out of compliance by 14% or 7%.
- C (e)The code requires exits to discharge directly to the exterior of the building. The request is to allow the 2nd exit from the 6th floor of the building to discharge on to the 5th floor. A 1-hour passageway will be created from the stair that discharges onto the 5th floor to the 2-hour rated enclosed stair at the 5th floor which discharges to the exterior of the building. The 6th floor has mechanical and non-occupied spaces. Proponent states there are no normally occupied spaces above the 2nd floor.
- C (f) The code requires at least two exits be provided from each story above the 2nd story. The request is to allow a single exit to be provided from floors 3-5. Proponent states this is a result of an existing stair being removed in order for the connector addition to access the 2nd

- 18-10-57** **Project:0** **School Safety - Pinch Guards,Scottsburg**
 C 18745
- The code requires opening protectives to be maintained in accordance with the rules of the Commission. Doors must be able to latch. The request is to allow "pinch guards" to be used on fire rated doors in the nonsprinklered areas of the school. Proponent states the use of "pinch guards" on the fire rated doors will help in protecting the children from school shooting.
- 18-10-58** **Project:0** **Randolph County Highway Department Facility,Winchester**
 C 18832
- The code requires an automatic sprinkler system to be installed throughout all Group S-1 fire area used for the repair of commercial trucks or buses where the fire area exceeds 5,000 sq. ft. A 3-hour fire barrier may be used to separate the building into fire areas to keep building from exceeding 5,000 sq. ft. The request is to allow the building to not be sprinklered. A 2-hour fire barrier will be used to separate the office area from the 9,480 sq. ft. maintenance bay area. Two areas within the maintenance bay area will be separated with one hour walls. Fire alarm system will be installed in the building.
- 18-10-59** **Project:0** **Red Brick Bridal Barn,Mitchell**
 C (b)A Chapter 34 Evaluation will be used to convert a 2-story, 2,898 sq. ft. barn, Type V-B construction, into a building used for event space. Chapter 34 is not permitted to be utilized for a conversion of a non-Class 1 structure building to an A occupancy. Building is classified as A-2/S-1 occupancies. Per the proponent, two exits will be provided with capacity of 340; calculated occupant load is 80, maximum anticipated occupant load is 75. Decorative combustible materials will be fire retardant treated. Shunt trip will be provided. Maximum travel distance to an exit in the assembly area is 50 feet; code permits 200 feet. *****Need Structural Analysis.
- C 18849
- (a)Restroom fixture count will not comply with code. The request is to allow portable restrooms to be used temporarily to comply with the fixture count requirements. Permanent restroom facilities will be added within 1 year of opening. Portable restrooms will comply with accessibility. Drinking water will be available for occupants during events. Similar variances have been approved in the past.

18-10-60 **Project:0** **Brownsburg Animal Clinic Expansion,Brownsburg**

C 18800

The code requires on-site fire hydrants and mains to be installed where a portion of a facility or building is more than 400 feet from a hydrant on a fire apparatus access road. The request is to allow a fire hydrant to be located more than 400 feet from the building. Proponent states a fire alarm system will be installed for early warning and detection that will be tied into the security system. Proponent further states the addition of a fire hydrant and main will cost over \$26,000 to install. What will be the distance to the nearest fire hydrant?

18-10-61 **Project:0** **Historic Wollenmann House,Ferdinand**

C 18810

The code permits a detached single family dwelling to be converted to a mixed use group M (retail)/one or two family dwelling. The request is to allow an existing home that was previously used as B (business) on the 2nd floor with M (retail) on the 1st floor to be used as dwelling unit on the 2nd floor with M (retail)/ remaining on the 1st floor without having to sprinkler the building or providing a 2-hour separation between the two floors. Proponent states if the home was originally constructed as a dwelling unit with retail, it would have been permitted without fire-rated separation or sprinkler system.

18-10-62 **Project:392550** **Lafayette Staybridge Inn,LAFAYETTE**

B 18721

(a) MRL Technology.

B (b) MRL Technology