

**COMMISSION MEETING MINUTES**  
**Indiana Fire Prevention and**  
**Building Safety Commission**

Government Center South  
402 West Washington Street  
Indianapolis, Indiana 46204  
Conference Room B

February 7, 2006

1. Pursuant to IC 22-12-2-6, the Indiana Fire Prevention and Building Safety Commission's regular monthly meeting was opened by Chairman David Hannum at 9:07 am, February 7, 2006.

a. The following Commissioners were present at the Commission meeting:

David Brandt  
Michael Christofferson  
Michael Corey  
Howard W. Cundiff, Vice-Chairman, representing the Commissioner, Department of Health  
Kevin Goreden, representing the Commissioner, Department of Labor  
Jay Gore  
David Hannum, Chairman  
John Hawkins  
M. Burke Jones  
Ted Ogle  
James Ridley

b. The following departmental and support staff were present during the meeting:

(1) Agency Support Services, Legal and Code Services  
Mara Snyder, Director, Legal and Code Services  
William Teeguarden, Executive Administrative Law Judge  
Robert Robinson, Code Specialist  
Raleigh Kouns, Code Specialist  
John Haines, Code Specialist  
John Hibner, Code Specialist  
Beth Sutor, Secretary  
(2) Richelle Wakefield, Director, Building Code Enforcement

**2. Old Business.**

Chairman David Hannum called for any corrections or a motion to approve the minutes of the January 4, 2006 meeting as distributed. A motion to approve the minutes as distributed was made by Commissioner Ridley and seconded by Commissioner Jones. It was voted upon and carried.

**3. New Business.**

**Ordinances.**

Richelle Wakefield, Director, Building Code Compliance introduced building ordinances which had been reviewed. She recommended their approval. These ordinances were as follows:

Building Code Ordinance N. 747  
Steuben County, Indiana  
Churubusco Building Ordinance  
Churubusco, Indiana  
South Whitley Building Ordinance #05-12-02  
South Whitley, Indiana  
Unsafe Building Ordinance  
South Whitley, Indiana  
Whitley County Building Ordinance

Whitley County, Indiana  
ColumbiaCityBuilding Ordinance #2005-45  
Columbia City, Indiana  
LarwillBuilding Ordinance  
Larwill, Indiana  
SpencerCounty Ordinance No. 2006-1  
SpencerCounty, Indiana

A motion to approve all of the ordinances was made by Commissioner Brandt and seconded by Commissioner Ogle. It was voted upon and carried.

Mara Snyder, Director, Code and Legal Services introduced the following fire ordinance:

Fire Watch Code and Compensation Rate for  
Firefighters Performing Watch Functions – Ordinance No. 78-10-05  
Noblesville, Indiana

A motion to approved was made by Commissioner Ogle and seconded by Commissioner Jones. It was voted upon and carried.

#### **Third Party Inspections and Certifications**

Richelle Wakefield, Director, Building Code Enforcement introduced the following agency and recommended approval as third party inspector:

Underwriters Laboratories, Inc.  
333 Pflingsten Road  
Northbrook, IL60062-2096

A motion to approve was made by Commissioner Christoffersen and seconded by Commissioner Ogle. It was voted upon and carried.

#### **4. Variances.**

##### **Tabled Variances.**

Variance 05-09-1, Little Lamb Daycare, Muncie had been previously tabled for period of ninety days. Variance 06-01-3 Sludge Dewatering Improvements Project, Gary, had a motion to approve made by Commissioner Cundiff and seconded by Commissioner Gore. It was voted upon and carried.

#### **5. Regular Variances.**

Variances 06-02-7 Cracker Factory Lofts, Lafayette, and 06-02-9 IndySouthsideSportsAcademy, Indianapolis were called out for individual consideration. Commissioner Hawkins made the motion to approve all variances with an "A" or "B" review rating by staff, with the second being made by Commissioner Ogle. It was voted upon and carried.

The following variances were approved as submitted:

- (1)06-02-1(a) VigoCounty Community Corrections Facility, Terre Haute
  - (2)06-02-3 L'Amour Nails, Noblesville
  - (3)06-02-4 Finish Line Corporate Office, Indianapolis
  - (4)06-02-5 Dennis J. & Mary Lou Schwartz Tennis Center, West Lafayette
  - (5)06-02-10 East 10th Street Property, Bloomington
  - (6)06-02-11 The Indiana Orthopaedic Center, Indiana
  - (7)06-02-13(a)(c)(d) IPS School #84, Indianapolis
  - (8)06-02-14(a) Riley Hospital for children – Phase I Basement, Indianapolis
  - (9)06-02-15 Nightingale Home Healthcare, Inc. Offices, Carmel
  - (10)06-02-16 Riley Hospital for Children – Phase V Addition, Indianapolis
  - (11)06-02-17(b) Ashbury at Southern Dunes Phase I, Indianapolis
  - (12)06-02-18(a)(b) Central Park at Metropolis Apartments, Plainfield
  - (13)06-02-19 Pinehurst Condominiums, Greenwood
  - (14)06-02-20 Pierce Street Apartments, West Lafayette
  - (15)06-02-21 Foxconn, Plainfield
  - (16)06-02-22 Nunn Milling Co., Evansville
  - (17)06-02 25 GoshenHospital Additions & Renovations, Goshen
  - (18)06-02-31(a)(b) Midwest Youth and Tennis Education Foundation, Carmel
  - (19)06-02-33 Perry Road Building 1 Addition, Plainfield
  - (20)06-02-36 IndianapolisSeniorCenter, Indianapolis
  - (21)06-02-37(b) CDED Holdings LLC – Phase III, Indianapolis
  - (22)06-02-39 Atlas Cold Storage, Pendleton
  - (23) 06-02-44 Createc Corporation West Addition, Portland
  - (24)06-02-45 Hart LakeCottage, Culver
  - (25)06-02-46(b)(e) One Market Square Tower, Indianapolis
  - (26)06-02-47 (c) Lockerbie Park -500 Block Townhouses, Indianapolis
- Proponents of Variance 06-02-51, J.M.C. Gymnasium, Indianapolis asked it to be tabled. Commissioner Christoffersen moved to table with the second made by Commissioner Ogle. It was voted upon and carried.

The following variances were heard separately:

(27)06-02-1(b) VigoCounty Community Corrections Facility, Terre Haute

Artie Sauer, Construction Technology Associates, spoke as proponent.He ask to delete a smoke sensor for the exterior entrance of elevator.There is no lobby.A rated steel door, equipped with non-locking exit hardware, opens directly to the street. After discussion, Commissioner Cundiff moved to approve. Commissioner Ogle made the second.It was voted upon and carried.

(28)06-02-2 Country Children's House, Noblesville

Bob Bratch, Country Children's House, spoke as proponent.He stated that it is an historic building that has the original door/frames which will require substantial reworkingThe door does not swing in direction of travel.After discussion, Commissioner Cundiff moved to deny.Commissioner Ogle made the second.It was voted upon and carried.

(29)06-02-6 (a) (b) Brown-StarksNeighborhoodCenter, New Albany

Steve Pry, Rauch, Inc. spoke as proponent.The building was a mixed occupancy with non-compliant doors that are rated appropriately for egress into a 1 hour rated corridor.One of the areas now used by the occupants has direct access to the exterior. After discussion, Commissioner Hawkins moved to approve both variances.Commissioner Ogle made the second.It was voted upon and carried.

(30)06-02-7Cracker Factory Lofts, Lafayette

Benjamin Elfreich, Kone, Inc., spoke as proponent. Kone wishes to utilize its "Ecospace" elevator in which the machine is mounted on top of hoistway main guide rail.After discussion, Commissioner Corey moved to approve.Commissioner Christoffersen made the second.It was voted upon and carried.

(31)06-02-8(a)(b) Sycamore Sports and Recreation, Kokomo

Melelissa Tupper, RTM Consultants, Inc. spoke as proponent.She stated that the building is a paintball playing field facility.The entire facility is 17,600 square feet; the playing field is 14,080 square feet.The playing field has no combustible furnishings.There are no obstacles or objects for players to hide behind.It is one large open playing field.A 1-hour wall will be constructed between the playing field and the office area.The storage room will be of 1-hour construction.The maximum number of players on the field is 30 and there are only 3-4 employees.The building is over area for construction type.After discussion, Commissioner Christoffersen moved to deny Variance (a).Commissioner Ridley made the second.It was voted upon and carried.After further discussion, Commissioner Ridley moved to table Variance (b).Commissioner Ogle made the second.It was voted upon and carried.

(32)06-02-9 (a)(b)(c) IndySouthsideSportsAcademy, Indianapolis

William Click spoke for the Perry Township Fire Department.He stated that the Academy wanted to use flush bolts on 1 active leaf of a pair of doors, and wants to use lever handles instead of panic hardware.After discussion, Commissioner Brandt moved to deny variances (a) and (b).Commissioner Christoffersen made the second.It was voted upon and carried.Mr. Click stated that the Academy wants to have restrooms that were not handicapped accessible. After further discussion, Commissioner Brandt moved to approve Variance (c).Commissioner Ridley made the second.It was voted upon and carried.

(33)06-02-12 LakeviewChurch Addition and Remodel, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent.He stated that an addition to an existing sanctuary building will have a mezzanine (prayer lounge) that will have a common path of travel distance of approximately 130 feet. The entire building is provided with an automatic fire suppression system, the building is non combustible construction, there will be a smoke detection system installed throughout the controlling office area and mezzanine level tied into the building fire alarm system. Also, this building is separated from the remainder of the complex by a two hour fire wall and the exit path crosses through this 2 hour fire wall.After discussion, Commissioner Brandt moved to approve.Commissioner Christoffersen made the second.It was voted upon and carried.

(34)06-02-13(b) IPSSchool #84, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent.The building in question is an existing three story non sprinklered elementary school built in 1928, added onto in 1954, and is of Type V-B construction. The GAR requires the existing building, and its addition, to comply with the allowable height and area limitation for a new building of Type V-B construction or be separated by a two hour structurally independent fire wall per the Building Code.He stated that the entire existing building and new addition will be protected by a new automatic fire suppression system per NFPA 13-1999 edition.The sprinkler system provides more protection than a 2 hour fire wall.The existing building most resembles Type II-A, 1 hour non-combustible construction.The V-B construction is due to the wood roof deck of the existing building.The

addition will be Type II-B construction. The majority of the first story is boiler room, mechanical/electrical space and unexcavated areas. The existing (1954) two classrooms have direct means of egress to grade. After discussion, Commissioner Hawkins moved to approve. Commissioner Ogle made the second. It was voted upon and carried.

(35)06-02-14(b) Riley Hospital for Children, Phase 1 Basement, Indianapolis

Rodney McCulloh, RTM Consultants, spoke as proponent. He stated that a new 2-hour fire resistive ceiling, lights and exhaust duct have been installed in the existing elevator machine room. Due to the location of existing pipes and conduits above the machine room, the ceiling could not be installed high enough to provide the required clearance from the floor to the light fixtures and exhaust duct. Required clearance is 84". Actual clearance to the light fixture is approximately 79.5" and clearance to the duct is approximately 56.75". The room is very small, with only one piece of elevator equipment. The light fixture clearance is approximately the same as that provided through a standard exit door. The duct is located against the rear wall of the room as far as possible away from the elevator equipment and the entrance door. Warning signs and caution tape will be installed. After discussion, Commissioner Cory moved to approve Variance (b). Commissioner Christoffersen made the second. It was voted upon and carried.

(36)06-02-17(a) Ashbury at Southern Dunes Phase I, Indianapolis

Tim Callis, J & T Consulting, spoke as proponent. There are eight existing three story apartment buildings that were started in 2003, but designed to the 1998 IBC and abandoned for 16 months. The buildings were fully framed and re-filed with the state per the 2003 IBC to finish interiors in 2005. These buildings of Type VA construction will have non-rated balconies. The buildings are protected with an automatic fire suppression system per NFPA 13R. The balconies are supported by columns and ledgers are bolted to the exterior of the building and do not communicate with the one hour fire resistive floor/ceiling assembly. The one hour exterior wall is maintained on the interior and is not required to be fire resistive based on 30 feet of set back per Table 601 and 602. The IBC commentary clearly indicates the assumption that the balconies are supported by an extension of the fire resistive floor/ceiling assembly as the basis for the 1-hr construction requirement. The variance is not adverse to the public health, safety, and welfare of the occupants. After discussion, Commissioner Christoffersen moved to approve Variance (a). Commissioner Cundiff made the second. It was voted upon and carried.

6. **Breaking and reconvening** Chairman Hannum recessed the Commission at 10:36 a.m.. Chairman Hannum reconvened the meeting and called to order at 10:48 a.m.

7. **Variances (cont).**

(37)06-02-23 Phi Kappa Psi Headquarters, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. It is a three story historical residence built in 1915, previously converted to business use, that will have a portion of the second floor changing use back to residential use. The building will not be provided with an elevator. He stated that the building will be provided with a smoke detection system throughout the building. The building, originally built as a residence, has been used for business use for a number of years and will continue to be used for business use, except for the use of the original bed rooms as guest rooms on the second floor. Guest rooms will be used for visiting fraternity members. The omission of an elevator in the building will not be adverse to fire department rescue operations on the second floor. Two stairways are provided for the guest room area. The number of guests will be limited to approximately four people with a maximum stay of 90 days. After discussion, Commissioner Cundiff moved to approve. Commissioner Jones made the second. It was voted upon and carried.

(38)06-02-24 (a)(b) The Hudson, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. Variance (a) is a new condominium project that is partially occupied, and portions of the building, still under construction, will not have a sprinkler system that is completely code compliant. Due to the delay of the dry wall installation, sprinkler heads will not have the proper deflector position. He stated that the entire building does have an installed and operational sprinkler system per NFPA 13. The building does have an installed and operational fire alarm system per code. The building is separated by a 2 hour fire wall. Most of the area not compliant is on the unoccupied side of the 2 hour fire wall. The situation will be eliminated/resolved by May 12, 2006 when the drywall has been installed. After discussion, Commissioner Brand approved Variance (a). Commissioner Ogle made the second. It was voted upon and carried.

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. Variance (b) is a new condominium project that is partially occupied and portions of the building still under construction will have one dead end exit corridor of approximately 75 feet blocked off due to construction on the first floor only. The code requires the required means of egress to be maintained during construction and

remodeling. He stated the entire building does have an installed and operational sprinkler system. The entire building does have an installed and operational fire alarm system per code. The building is separated by a 2 hours fire wall. The corridor only serves two units which are models. No sleeping will occur in the affected portion of the building. After discussion, Commissioner Hawkins moved to approve for 30 days and the public must be escorted through hallways. Commissioner Cundiff made the second. It was voted upon and carried.

(39)06-02-26(a)(b)(c) Herron High School Temporary Facilities, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. He stated that the owner wants points for full sprinkler system under Rule 8, but only a partial system will be in place for 2006/07 school year. The existing building is currently classified as A-3 and B Occupancies, and is designed as Type IIIB Construction. The Herron High School area will be classified as Group E Occupancy. The existing building areas on all floor levels is approximately 65,000 square feet. He stated that the automatic sprinkler protection will be provided in the project area and in the means of egress components servicing the project area. Smoke detection will be provided throughout the project area and the means of egress components serving the project areas. The maximum exit access travel distance from within the school area will be less than 100 feet. Smoke detection will be provided in the project area and means of egress components serving the project area only. The exit access travel distance from within the school area will be less than 100 feet. The permitted distance is 200 feet for a building that is not sprinklered throughout. An exit directly to the exterior from the project area will be provided. Existing egress from this area is by stair only. He also stated that certain stairs in the existing building are not enclosed with fire-resistive construction. The variance request is to permit occupancy of the project area by the Heron High School for the 2006-07 school year (9 months) only, without having the full sprinkler and alarm systems, and without enclosing all existing stairs in the building. After discussion, Commissioner Christoffersen moved to approve variances (a), (b) and (c). Commissioner Ridley made the second. It was voted upon and carried.

(40)06-02-27(a)(b) Kokomo New Water Treatment Plant, Kokomo

Christina Collester, RTM Consultants, spoke as proponent. Sprinklers will not be provided in the chemical storage rooms classified as H-3 and H-4 occupancies. The water treatment chemicals are stored in tanks and in closed systems. Containment is provided for tanks. She stated that a portable generator is used by the facility to supply emergency power. An on-site generator is costly to install and maintain.

Standby power will not be provided for the mechanical ventilation system in tank storage rooms. The facility will be designed to be served by a portable generator in the event of a power loss. Water treatment chemicals are in closed systems. After discussion, Commissioner Cundiff moved to approve variances (a) and (b). Commissioner Corey made the second. It was voted upon and carried.

(41)06-02-28(a)(b) Muncie West View Elementary School, Muncie

Ed Rensink, RTM Consultants, spoke as proponent. It is an elementary school with an Administrative/Entrance addition of 2,180 sq. ft. that will be added to an existing building area of 44,000 sq. ft. The existing building and addition will exceed the area allowed. The project involved 2 additions the administrative addition, and a gymnasium addition. The gymnasium addition will be separated with a fire wall from the existing building. The proposed unseparated Administrative/Entrance addition will be approximately 4% of the total building floor area, and will not be adverse to the existing building. A fire wall will be provided to separate the gymnasium addition from the existing building in order to permit the gymnasium to be non-sprinklered. After discussion, Commissioner Christoffersen moved to approve variances (a) and (b). Commissioner Ogle made the second. It was voted upon and carried.

(42)06-02-29(a)(b) Muncie Mitchell Elementary School, Muncie

Ed Rensink, RTM Consultants, spoke as proponent. He stated that it is an elementary school that will be adding an addition of 780 sq. ft. to an existing building. The project involves the administrative addition and a gymnasium addition. The proposed unseparated Administrative/Entrance addition will be less than 2% of the total building floor area, and will not be adverse to the existing building. A fire wall will be provided to separate the gymnasium/classroom addition from the existing building in order to permit the gymnasium to be non-sprinklered. After discussion, Commissioner Ridley moved to approve variances (a) and (b). Commissioner Christoffersen made the second. It was voted upon and carried.

(43)06-02-30 Broad Ripple High School Renovations, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The sprinkler pipe that is in the vicinity of the runway for the wheelchair lift has been determined to be a "pipe conveying- liquid which endangers life", and is not permitted. The proponent stated that the water in the sprinkler piping

does not endanger life. The presence of sprinkler protection will not be adverse to the function of the chair lift. If sprinklers operate in the vicinity of the chair lift, the chair lift will not be usable due to the presence of fire. After discussion, Commissioner Christoffersen moved to approve with the condition that the GFCI must be installed for chairlift controls. Commissioner Ridley made the second. It was voted upon and carried.

(44)06-02-32 Conrad Hotel & Residences, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The landing at the door to the existing Arts Garden building from the 2<sup>nd</sup> floor of the Conrad will have a length of 36 inches where adjoining the existing ramp in the Arts Garden. Code requires a minimum 60-inch length for the landing. He stated that the slope of the ramp is less than the code-permitted maximum. The reduced slope mitigates the hazard of a reduced landing length. A floor pattern will be used to indicate the location of the landing relative to the ramp. Handrails are provided for the ramp, as required. There are four means of egress available from the 2<sup>nd</sup> floor of the Conrad without using these doors. The doors are a required means of egress based upon required egress width from the 2<sup>nd</sup> floor of the Conrad. The doors in question are not used as a primary accessible entrance to the Conrad – the doors are open only during certain hours, and are open only to hotel guests returning from Circle Centre Mall or the Arts Garden. After discussion, Commissioner Brandt moved to approve. Commissioner Cundiff made the second. It was voted upon and carried.

(45)06-02-34 26 West Washington Street Goodman-Taylor Building, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The project involves the renovation of the existing Goodman/Taylor building for apartment use. The access door into the elevator machine room will have a height of 48 inches and does not meet code. Headroom is provided as required elsewhere along the path to, and within, the elevator equipment room. The elevator supplier has determined that the door will be of adequate size to move equipment into and out of the room. The door will be marked conspicuously on each side to indicate low headroom, and will be provided with yellow caution tape. After discussion, Commissioner Corey approved with the condition that the doorway must be marked with caution tape to alert user to height non-compliance. Commissioner Ogle made the second. It was voted upon and carried.

(46)06-02-35 East Central High School Bleacher Storage, Brookville

Ed Rensink, RTM Consultants, spoke as proponent. The existing outdoor bleachers will be provided with enclosed storage underneath the bleacher seating area. The area will not be provided with sprinkler protection. The storage area will include 1,000 sq. ft. of “dry” storage area with a roof covering installed underneath the bleacher seating, the remainder will consist of enclosing metal panel walls underneath the bleacher seating. Storage will consist of athletic equipment for various sports. The bleachers are of entirely noncombustible construction. The storage area will be constructed entirely of noncombustible construction. There will be no utility elements or any other type of ignition sources present under the grandstands. The lack of sprinkler protection for the storage area will not be adverse to life safety. After discussion, Commissioner Christoffersen moved to approve with the condition that the area not be used for flammable or combustible liquid storage, no storage of gasoline-fueled machinery, no smoking and no storage higher than twelve feet. Commissioner Ogle made the second. It was voted upon and carried.

**8. Breaking and reconvening.** Chairman Hannum recessed the Commission at 11:50 a.m. for Lunch. Chairman Hannum reconvened the meeting and called to order at 1:00 p.m.

#### 9. Variations cont.

(47)06-02-19(b) Pinehurst Condominium, Greenwood

Tim Callis, J& T Consulting, spoke as proponent. Furnace closets have been cited in a new two story condominium complex as a “Plenum”, with all exposed materials to have a maximum flame spread of 25 and a maximum smoke development rating of 50. The buildings are protected with an automatic fire suppression system per NFPA 13R. The furnace closets draw return air directly from the living spaces in the unit; there is no above-ceiling return air plenum or duct systems. The variance is not adverse to public health, safety and welfare of the occupants. After discussion, Commissioner Christoffersen moved to approve Variance (b). Commissioner Ogle made the second. It was voted upon and carried.

(48)06-02-37(a) CDD Holdings LLC- Phase III, Indianapolis

Melissa Tupper, RTM Consultants, spoke a proponent. The ducts serving the clothes dryers in each dwelling units are up to 25 feet in length and have three to four elbows in line. In-line fans will be installed to compensate for the required reduction in length of the duct. After discussion, Commissioner Christoffersen moved to approve Variance (a). Commissioner Jones made the second. It was voted upon and carried.

(49)06-02-38 Praise Place Club and Restaurant, Indianapolis

Ed Rensink, RTM Consultants, Steve and Kim Outlaw, spoke as proponents. The Praise Place tenant space is required to be provided with automatic sprinkler protection based upon an occupant load of over 300, and an area of over 5,000 square feet. The variance request is to permit the tenant space to comply with mandatory sprinkler requirements in effect when the building was constructed (2000) in lieu of the current IBC. The Club and restaurant wants to delete sprinkler system. Praise Place will not serve alcohol. Food and beverage served will be concession-type foods and soft drinks, etc. The tenant space will be provided with manual fire alarm system, including visual and audible signaling devices as required. The tenant space is provided with four exits directly to the exterior. The maximum exit access travel distance is 90 feet. The cost to provide automatic sprinkler protection for the tenant space would be in excess of \$40,000, due to the location of the water supply across the front parking lot. Steve Jones of the Pike Twp. Fire Department opposed the variance. After discussion, Commissioner Christoffersen tabled for 30 days for additional information. Commissioner Ridley made the second. It was voted upon and carried.

(50)06-02-40 Clarian Health – IU Hospital 2<sup>nd</sup> Floor LDR, Indianapolis

Rodney McCulloh, RTM Consultants, spoke as proponent. The 2<sup>nd</sup> required exit access door from a patient sleeping suite will open into an adjacent patient treatment suite of rooms. The proposed suite exit access arrangement is now specifically permitted in the new 2006 Life Safety Code (NFPA 101). The entire building is equipped with automatic sprinkler protection throughout. The corridors throughout the building are equipped with automatic smoke detection. The primary exit from each suite is directly to the egress corridor. After discussion, Commissioner Brandt moved to approve. Commissioner Ridley made the second. It was voted upon and carried.

(51)06-02-41 West Washington Elementary School, Campbellsburg

Ed Rensink, RTM Consultants, spoke as proponent. Fire alarm visual devices are not provided in the existing 4<sup>th</sup> and 5<sup>th</sup> grade classrooms constructed in 1998. The building is classified as E Occupancy. The fire alarm system that was installed in the 1998 addition was in accordance with the interpretation of the code at the time of filing, which included visual devices in toilet rooms and corridors. A subsequent project included the installation of visual devices in a classroom for hearing-impaired students. Commissioner Hawkins abstained. After discussion, Commissioner Brandt moved to table for consideration of a time limitation on the variance. Commissioner Ogle made the second. It was voted upon and carried.

(52)06-02-42 Valparaiso University NE Parking Structure, Valparaiso

Ed Rensink, RTM Consultants, spoke as proponent. The elevator will not be provided with a standby power generator set. The power supply to the elevator will be encased within a minimum of 1-inch concrete, which will protect the power supply to the elevator in the event of fire within the parking structure. The structure is an "open parking garage" and is entirely open to the atmosphere on all levels. Products of combustion will dissipate in the event of fire and will not create a life safety hazard. Accessible-van parking is provided at grade level for wheelchair confined individuals. Accessible parking spaces for automobiles are also provided on other floor levels. After discussion, Commissioner Christoffersen moved to approve. Commissioner Ogle made the second. It was voted upon and carried.

(53)06-02-43 Tiffany Heights Apartments, Ft. Wayne

Ed Rensink RTM Consultants, Douglas A. McComb, Douglas A. McComb, spoke as

proponents. The travel distance to the exit from within the 4-bedroom units is a maximum of 62 feet. Code permits a maximum of 50 feet within units on the 2<sup>nd</sup> floor that have access to a single exit. Mr. McComb stated that the units are provided with multiple-station smoke detectors, including a detector in each bedroom and one in the hallway outside the bedrooms. The initiation of any detector will sound all detectors within each unit. Each unit exits directly into a 1-hour stair enclosure that exits directly to the exterior. The stair enclosure is open to the exterior and does not have a wall or doors separating the stair from the exterior at grade. The 1st floor units have an exit directly to the exterior and do not share the stair enclosure with the 2<sup>nd</sup> floor. All bedrooms are provided with emergency egress windows, as required. After discussion, Commissioner Ogle moved to approve. Commissioner Hawkins made the second. It was voted upon and carried.

(54)06-02-46(a)(c)(d) One Market Square Tower, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. On Variance (a) Mr. Rensink stated that the exhaust ducts for the electric domestic clothes dryers will exceed the permitted 25 feet from the dryer to the exterior of the building. He said that the dryer exhaust systems will be an engineered mechanical system, all exhaust ducts are a minimum 26 gauge steel construction. After discussion, Commissioner Hawkins moved to approve Variance (a). Commissioner Cundiff made the second. It was voted upon and carried. Variance (c) is to reduce the standpipe pressure at the top at 65 psi instead of the required 100 psi. Mr. Rensink stated that the design of 65 psi pressure will adequately provide for the fire department. The standpipe system will be an automatic system with pressure supplied by the fire pump. The fire pump will be provided with emergency generator backup, as required. After discussion, Commissioner Brandt moved to approve Variance (c). Commissioner Ridley made the second. It was voted upon and carried. On Variance (d), the tenant storage areas located on the parking levels will not be provided with a separate outside air supply. Mr. Rensink stated that the parking levels will be provided with mechanical ventilation and the parking areas are normally unoccupied and will be occupied only on an occasional basis. The outside air and recirculated air within the parking levels will be adequate for the very limited occupancy of these spaces. After discussion, Commissioner Hawkins moved to approve Variance (d). Commissioner Christoffersen made the second. It was voted upon and carried.

(55)06-02-47(a)(b)(d)(e) Lockerbie Park – 500 Block Townhouses, Indianapolis

Christina Collester, RTM Consultants, spoke as proponent. She stated that on Variance (a) the highest floor is 31 feet above the lowest level of fire department access. The building is a four story R-2 occupancy consisting of two individual two story condominium units. She stated that all areas of the building are within 200 feet of travel vertically and horizontally from the nearest point of fire department access. The building is equipped throughout with an NFPA 13 R Sprinkler system. After discussion, Commissioner Christoffersen moved to approve Variance (a). Commissioner Brandt made the second. It was voted upon and carried. On Variance (b) she stated that the condominium units will not meet the accessibility/adaptability requirements. She stated that the units are being sold to various owners and modifications are being made. The developer will modify any unit as required to accommodate the disability(ies) of an initial owner. An elevator shaft is provided in each unit for future installation of a LULA lift as required. After discussion, Commissioner Ogle moved to approve Variance (b). Commissioner Christoffersen made the second. It was voted upon and carried. On Variance (d) Ms. Collester stated that the exhaust ducts for domestic clothes dryers will exceed the permitted 25 feet from the dryer to the exterior of the building. She stated that the owner will provide a letter in the closing documents and sales information that will inform and require the owner to provide a dryer that is designed for increased vent lengths. A sign will be posted on the wall adjacent to the dryer vent stating the requirement for vent length design in each unit where the vent length exceeds 25 feet. Commissioner Ogle moved to approve Variance (d) with the provision to have in the lease that the dryer must comply and will have a sign posted stating that. After discussion, Commissioner Ogle moved to approve Variance (d). Commissioner Christoffersen made the second. It was voted upon and carried. On Variance (e) Ms. Collester stated that the window wells have a depth of 51 inches. The code requires a ladder for window wells deeper than 44 inches. A permanent ladder will not be provided. She stated that the window well have a minimum depth of 48 inches (36 is required) and an area of 32 square feet (9 is required). The building is sprinklered and an emergency ladder will be provided in the basement bedroom closet. Commissioner Brandt moved to approve Variance (e). Commissioner Ridley made the second. It was voted upon and carried.

(56)06-02-48 Hilton Garden Inn, Bloomington

Christina Collester, RTM Consultants, spoke as proponent. The new hotel will share an egress stair with the existing historical Graham Plaza building on the property line. The separation wall will be two hour rated on each side of the stairs and door openings will be protected. She stated that each building will be separated from the stair by a two hour wall with 90 minute, self closing, positive latching door assemblies. Both building and the stair will be protected by automatic sprinkler protection throughout and A Class I standpipe will be provided in the existing stair. After discussion, Commissioner Cundiff moved to approve with the condition that the permanent easement agreement to allow the required exiting must be in effect. Commissioner Brandt made the second. It was voted upon and carried.

(57)06-02-49(a)(b)(c)(d)(e)(f) YMCA Office at Reid Hospital Rehab Center, Richmond

Harold Cox, Richmond YMCA, Ron Maze, Maze Design Group, Inc. spoke as proponents. Mr. Maze stated that the YMCA requests a variance to omit all fees associated with the variance applications being submitted to its mobile unit project based on financial hardship. No public health, safety and welfare will be affected. He stated the facility at 8<sup>th</sup> and A Street is basically unusable, that is why the Board of Directors made the decision to relocate its operation from its current location. The collaborative effort with the hospital and having the ability to relocate the YMCA's administrative offices to the mobile unit provides an opportunity for the YMCA to have a more cost effective operation. All expenses associated with relocation are the obligation of the YMCA. They have secured a 3-year \$27,000 interest free loan from the hospital to fund the costs of the mobile unit. There are no additional resources available to spend on this project. After discussion, Commissioner Cundiff moved to approve all variances. Commissioner Ogle made the second. It was voted upon and carried.

(58)06-02-50 (a)(b)(c)(d) Reid Hospital, Richmond

Ron Maze, Maze Design Group, Inc., spoke as proponent. Mr. Maze stated that the Mobile Office unit is not the same construction type as the existing structure. They were asking for a variance for a limited period of time, not to exceed 3 years for all the variances. The bases of the variances as not presenting a hazard to the public health and safety would be that: they are for a limited period of time, the size of the mobile office unit is not in excess of 1500 square feet, its use is limited to office type activities with a low combustible load and it is not occupied at night. After discussion, Commissioner Band moved to approve with the condition that the time period not to exceed 3 years for variances (a), (b), (c), and (d). Commissioner Hawkins made the second. It was voted upon and carried.

(59)06-02-51 J.M. C. Gymnasium, Indianapolis – tabled at request of proponent.

#### **10. New Business – General.**

##### a. Discussion and Possible Action

JadCore, Inc.

Denial of Elevator Certification

Administrative Cause No. 05-25

Nonfinal Order of Dismissal

Bosma Industries For the Blind

Denial of Partial Release

Administrative Cause No. 05-65

Nonfinal Order of Dismissal

Louis Dow Studios

Order – State Fire Marshal

Administrative Cause No. 04-29

Nonfinal Order of Dismissal

Cracker Barrel

Denial of Addendum – Building Code Enforcement

Administrative Cause No. 05-66

Nonfinal Order of Dismissal

Interpretation of IC-22-13-5  
Building Compliance  
Administrative Cause No. 05-64  
Nonfinal Order of Dismissal  
New Addition to Building on N. Turkey Creek  
Order – Building Code enforcement  
Administrative Cause No. 05-67  
Nonfinal Order of Dismissal  
ChurubuscoChildCareCenter  
Order –State Fire Marshal  
Administrative Cause No. 05-17  
Nonfinal Order of Dismissal

Commissioner Cundiff moved to affirm with the second by Commission Ogle.It was voted upon.

Smith Brothers Builders  
Order – City of Indianapolis  
Administrative Cause No. 05-03  
Notice of Findings of Fact and Nonfinal Order  
Of Administrative Law Judge and Objections  
Filed Thereto (no briefs filed)

Commissioner Hawkins moved to affirm with the second by Commissioner Brant.It was voted upon and carried.

b.Discussion and Commission Action On Petitions For Review

Courier Kendallville Addition  
Condition of Variance 05-12-45  
Holiday Inn North  
Order – PikeTownship Fire Department  
BlueRiver Bowl  
Order – State Fire Marshal  
Hawk Precision  
Condition of CDR #315489 – withdrawn  
US Steel – Midwest Division  
Order - Portage Fire Department  
HeritageChristianSchool  
Variance 06-01-17  
Technifab Products, Inc.  
Condition of CDR #314960

#### **11. Discussion and possible Commission approval**

Richelle Wakefield, Director Building Code Enforcement stated that HUD has an agreement with the state to file complaints and monitor manufacturing plants and it would be in our best interest to have an agreement with HUD.Commissioner Brandt moved to approve.Commissioner Ridley made the second.It was voted upon and carried.

#### **12. Discussion of Summary of Proposed Amendment to Chapter 24 of Fire Code**

Mara Snyder, Director, Legal and Code Services spoke about Chapter 24 of the Fire Code.The handout she gave was just a summary.March 17, 2006 is the 1<sup>st</sup> public hearing on the proposed amendments to Chapter 24.

#### **13. Comments**

Mara Snyder, Director, Legal and Code Services asked that anyone who will not make a meeting, to please let Beth Sutor know.She also stated that the Residential Code, the Amendment for Continuous Sheathing, will be in the March 1, 2006, Indiana Register.

#### **14. Adjournment.**

Chairman Hannum called for further business.There being none, he adjourned the meeting at 3:00 p.m.

**APPROVED**

\_\_\_\_\_  
David Hannum, Chairman