

**COMMISSION MEETING MINUTES**

**Indiana Fire Prevention and  
Building Safety Commission**

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

May 5, 2010

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 9:06 a.m. on May 5, 2010.
  - (a) Commissioners present at the Commission meeting:

Diana M. H. Brenner  
Michael Christoffersen  
Michael Corey  
Howard W. Cundiff, Vice-Chairman, representing the Commissioner, Department of Health  
David Hannum, Chairman  
John Hawkins  
M. Burke Jones  
Ted Ogle
  - (b) Commissioners not present at the Commission meeting:

Kevin Goeden, representing the Commissioner, Department of Labor
  - (c) The following departmental and support staff were present during the meeting:

Legal and Code Services:

Mara Snyder, Director, Legal and Code Services  
Gary Bippus, Administrative Law Judge  
John Haines, Code Specialist  
Denise Fitzpatrick, Code Specialist  
Cecilia Ernstes-Boxell, Code Specialist  
Beth Sutor, Secretary
  - (d) Deputy Attorney General James Schmidt was present.

Chairman Hannum introduced the newest member of the Fire Prevention and Building Safety Commission, Mr. Ron Brown. Mr. Brown, Great Lakes Regional Manager for the National Fire Sprinkler Association, lives in Ft. Wayne. He has served as a fire chief in Ft. Wayne and Wisconsin, and as state senator of Wisconsin.

2. Old Business.

Chairman Hannum called for any corrections or a motion to approve the minutes of the April 6, 2010 meeting as distributed. Commissioner Hawkins noted that he had abstained from voting on 10-04-40 instead of 10-04-13 as listed. A motion to approve the minutes as corrected was made by Commissioner Christoffersen and seconded by Commissioner Corey. It was voted upon and carried.

3. Ordinances.

Building Ordinance No. 03-2010  
Rensselaer, Indiana

Building Ordinance No. 1098  
Knox, Indiana

Shelly Wakefield, Director, Fire and Building Code Enforcement, introduced the building ordinances for Rensselaer and Knox, Indiana, and recommended approval. Commissioner Christoffersen moved to approve with the second by Commissioner Ogle. It was voted upon and carried.

4. Third Party Certification and Inspection.

T. R. Arnold & Associates, Inc.  
700 E. Beardsley Avenue  
PO Box 1081  
Elkhart, IN 46515

Shelly Wakefield, Director, Fire and Building Code Enforcement, introduced the request for third party certification by TR Arnold & Associates, noting they were in compliance and recommending approval. Commissioner Jones moved to approve for a period of one year with the second by Commissioner Ogle. It was voted upon and carried.

5. Variances.

Tabled Variances.

John Haines advised the Commission that the proponent for variance 10-03-21 Catalyst Refinement Service Tower #500, Whiting, had requested the variance be tabled for thirty days. Commissioner Cundiff moved to table with the second by Commissioner Ogle. It was voted upon and carried with one nay vote. Variance 10-03-34 J. Peterson Properties, Bloomington, was represented by Melissa Tupper, RTM Consultants. The application had been revised and submitted as an apartment building instead of townhouses. Jim Gerstbauer, Monroe County Building Department, stated that the local officials have inspected the building, passed the construction, and feel comfortable going forward with it without sprinklers. The floors were noted to be I-joists and not of dimensional lumber, and the proponent could not verify that the parapet walls were to code. After discussion, Commissioner Christoffersen moved to approve with the condition that the smoke detection system be interconnected between units. Commissioner Brenner made the second. The motion was then amended by maker and second to include that the parapet walls be reconstructed to comply with code. It was voted upon and carried with one nay vote. Variance 10-03-35(a)(b)(c)(d) Lanier Mansion Inclined Wheelchair Lift, Madison, was tabled for further research at the request of the proponent. Commissioner Corey moved to table with the second by Commissioner Jones. It was voted upon and carried. Variance 10-04-35 Fairfield Center, Ft. Wayne, was represented by

Melissa Tupper, RTM Consultants. She had been in discussions with Jim Maura, Ft. Wayne Fire Department, and they had reached an agreement. The fire department would not oppose the variances if the building would not allow offices in, or public access to, the basement and smoke detectors were to be installed in the basement to notify upstairs tenants. After discussion, Commissioner Christoffersen moved to approve with these conditions, with the second by Commissioner Ogle. It was voted upon and carried with one nay vote. Ed Rensink, RTM Consultants, acted as proponent for variance 10-04-42(b)(c)(d)(e)(f)(g)(h)(i) Tecton Apartments, Lafayette. The Chapter 34 score sheets had been distributed to the Commissioners as had been requested when the variance was previously tabled. Variance (b) was a request to allow the existing stairs, compliant with the code of record, to be evaluated using Section 3410 instead of complying with current code for new construction, and used as a means of egress. The stair termination went through an elevator lobby space. An orientation was to be done for tenants, and signage was to be installed. The basement had a direct exit to the exterior. After discussion, Commissioner Cundiff moved to approve, with the second by Commissioner Christoffersen. It was voted upon and carried. Variance (c) was a request to allow a "0" score for elevator control under Section 3410. Due to the age of the unit, the elevator did not have Phase I or current Phase II fire recalls. After discussion, Commissioner Cundiff moved to table to allow the proponent time to research the installation of a vent and smoke detection. Commissioner Corey made the second. It was voted upon and carried. Variance (d) was a request for a passing score for vertical openings under Section 3410. The building has an NFPA 13 system throughout, and the exit stair which connected the first through the third floors was to be enclosed with 2-hour construction. The floor which supported this stair was rated less than the required 1-hour, but was protected by sprinklers on the second floor. Existing duct penetrations were to be protected with fire stops at the 2<sup>nd</sup> and 3<sup>rd</sup> floors. After discussion, Commissioner Christoffersen moved to approve with the second by Commissioner Cundiff. It was voted upon and carried. Variance (e) was to allow non-rated exterior openings within 10 feet of an existing fire escape which was a required exit from the second floor to grade. The opening was to be protected with additional sprinklers. After discussion, Commissioner Christoffersen moved to approve with the second by Commissioner Ogle. It was voted upon and carried. Variance (f) was a request to allow a score of 5 in the fire safety column, a 13.4 in the means of egress column, and a 12.4 in the general safety column. Ron Ritchey, Lafayette Fire Department, spoke to the Commission members. He noted the restaurant was open construction with heavy columns in the A2 areas. Corridor smoke protection was to be provided. After discussion, Commissioner Christoffersen moved to approve with the second by Commissioner Hawkins. It was voted upon and carried. Variance (g) was a request to allow the construction of lofts in the 3<sup>rd</sup> floor residential units which created a 4<sup>th</sup> floor, putting the building over the allowable height for non-separated occupancies for Type IIIB construction. After discussion, Commissioner Hawkins moved to approve with the condition that the score sheet must be submitted to the local fire department. Commissioner Christoffersen made the second. It was voted upon and carried. Variance (h) was to allow hose connections on the 2<sup>nd</sup> and 3<sup>rd</sup> floors to be located to provide 130' reach to all portions of upper floor levels in lieu of the required standpipe riser, as per the agreement with the local fire department. After discussion, Commissioner Christoffersen moved to approve, with the second by Commissioner Ogle. It was voted upon and carried. Variance (i) was to allow the roof to be accessed via a second floor lobby doorway with steel ladders to the roof. There is no stairway leading to the roof from the 4<sup>th</sup> floor. After discussion, Commissioner Christoffersen moved to approve, with the second by Commissioner Ogle. It was voted upon and carried. Variance 10-04-43 Zurcher Tire, Monroe, was represented by Melissa Tupper, RTM Consultants. The request was to omit fire barriers which limit the storage area to 20,000 cubic feet for an unsprinklered building. A 3-hour fire barrier was to separate the garage area from the storage area, and a 2-hour fire barrier was to divide the building into 2 fire areas. The exterior wall near the property line was to be 2-hour rated. After discussion, Commissioner Christoffersen moved to deny, with the second by Commissioner Brown. It was voted upon and carried. Variance 10-04-45(a)(b)(c)(d)(e)(f) Model Mill Building, Noblesville was tabled at the request of the proponent. Commissioner Ogle moved to table, with the second by Commissioner Cundiff. It was voted upon and carried. Variance 10-04-48 Christ's Community Church of the Nazarene, New Albany, was represented by Mark Pangburn, Pangburn Engineering. The request was to allow the second exit from the addition's corridor to go through the gymnasium and out that exit. Signage and illumination was to be installed. Following discussion, Commissioner Brenner moved to table with the second by Commissioner Ogle for additional information and plans. The proponent stated plans had been provided to staff, but they were not immediately available. It was suggested that the application be heard later in the meeting after the plans were retrieved. The maker and second withdrew their motion.

#### New Variances.

Commissioner Jones made the motion to approve the following variances with an "A" or "B" review rating by staff, with the second being made by Commissioner Ogle. It was voted upon and carried. Commissioner Christoffersen abstained from voting on 10-05-39 Coco China Buffet, Bluffton.

The following variances were approved as submitted:

- (1) 10-05-1 Hinkle Place Unit 6 Windows, Bloomington
- (2) 10-05-2 2374 S. Henderson Windows, Bloomington
- (3) 10-05-3 Kemira Hose Cabinet Removal, East Chicago
- (4) 10-05-5 Washington Twp. Elementary School Concessions Addition, Valparaiso
- (5) 10-05-8(a)(b) Dorel Juvenile Group R&D Remodel, Columbus
- (6) 10-05-10(a) Honeyville Amish School, Topeka
- (7) 10-05-14(a) Thorntown Fire EMS Station, Thorntown
- (8) 10-05-16(a) Harlan Bakeries East Dock Addition, Indianapolis
- (9) 10-05-18 Riverwalk, Evansville
- (10) 10-05-20(b) UMOJA Christian Church, Indianapolis
- (11) 10-05-23(b) Mead Johnson Building 9C, Evansville
- (12) 10-05-24 Corporate Services Inc. Fire Hose Removal Buildings 2 & 3, South Bend
- (13) 10-05-25 Corporate Services Inc. Fire Hose Removal Building 4, South Bend
- (14) 10-05-26 Butler University Press Box, Indianapolis
- (15) 10-05-28(a)(b)(d) Lilly Building M28 Renovation, Indianapolis
- (16) 10-05-32 The Project School Addition & Renovation, Bloomington
- (17) 10-05-34 Clinton Central High School Exterior Remodel, Michigantown
- (18) 10-05-35 Camp Lakeview Cabins, Seymour
- (19) 10-05-38 Lilly Building M73-M75-M76, Indianapolis
- (20) 10-05-39 Coco China Buffet, Bluffton
- (21) 10-05-42 IU McNutt Quad – Bryan Hall Renovation, Bloomington
- (22) 10-05-43 IU Teter Quad – Thompson Hall Renovation, Bloomington
- (23) 10-05-46(a)(b) Lincoln Center, Lafayette

Commissioner Brown objected to the approval of variance 10-05-35 Camp Lakeview Cabins, Seymour, and moved to set aside its approval. Motion died for lack of second.

The following variances were heard separately:

- (24) 10-05-4 Villas at Summit Reserve, Ft. Wayne

Jason Goldman spoke as proponent, assisted by Dan Wenz, architect. The request was to omit sprinklers in 3 condominium units, designed to be unattached and without sprinklers, joined by a gardeners room to comply with local zoning. There were to be 6 “sets” of condominiums joined by gardeners rooms in Phase 2. A discussion of domestic water lines and sprinkler lines was held. Commissioner Brown moved to deny. Motion died for lack of second. Commissioner Hawkins moved to approve with the condition that there be no storage of flammable liquids in the gardeners rooms, and that the walls of the garden area adjacent to the units be upgraded to 2-hour fire barriers. Commissioner Christoffersen made the second. It was voted upon and carried with one nay vote.

6. **Breaking and reconvening.** Chairman Hannum recessed the Commission at 10:31 a.m. He then reconvened the meeting, calling it back to order at 10:50 a.m.

- (25) 10-04-48 Christ’s Community Church of the Nazarene, New Albany

Plans which had been submitted with the variance application were shown to the Commissioners. They showed the exit from the gym with the door swing in the wrong direction. After further discussion and to allow the proponent time to develop alternatives, including a second exit out of the corridor, Commissioner Christoffersen moved to table with the second by Commissioner Hawkins. It was voted upon and carried.

- (26) 10-05-28(c)(e) Lilly Building M28 Renovation, Indianapolis

Christina Collester, RTM Consultants, spoke as proponent. The request was for the use of a prescriptive method to determine smoke control in lieu of Section 909. To follow Section 909 resulted in an air exchange every 1½ minutes. The volume of the atrium was not that large, and the balconies on the second and third floors would create the issue of balcony plumes. There were to be smoke detectors installed at 25' and a small section would have sampler units at 50' in the sprinklered atrium. Tim Puls, Eli Lilly, spoke, noting that the smoke control system at 8 changes of air per hour was a call for extra smoke removal by Lilly. After discussion, Commissioner Cundiff moved to approve with the second by Commissioner Christoffersen. It was voted upon and carried. Variance (e) was a request to allow the existing stairs which complied with the code of record to remain under evaluation of Section 3410. After discussion, Commissioner Christoffersen moved to approve with the second by Commissioner Cundiff. It was voted upon and carried.

- (27) 10-05-6 Charlestown High School, Charlestown

Greg Edwards, The Estopinal Group, spoke as proponent. The request was to temporarily disconnect the fire suppression system during the demolition and reconstruction of a large part of the school which houses the system. The fire alarm system was to remain functional, and a fire watch was to be arranged by the school to be on duty during hours of occupancy. Commissioner Brenner moved to approve for a period of four months with the second by Commissioner Brown. It was voted upon and carried. Commissioner Hawkins abstained.

- (28) 10-05-7 Turkey Hill Minit Market Store #601

Eric Carter, Weihe Engineering, spoke as proponent. The request was to allow the emergency disconnect switch to be placed on the outside of the building which was farther than the 100' allowed by code. The extra 33' was created when the space between the canopy and parking spaces by the building was increased for traffic safety. Commissioner Cundiff moved to approve with the second by Commissioner Christoffersen. It was voted upon and carried.

- (29) 10-05-9 Oregon Territory Cabins Phase II – Camp Tecumseh, Brookston

Steve Gloyeske, Scholer Corporation, spoke as proponent. The request was to omit sprinklers from the cabin. Each had two bunkrooms with a bath separated by a 1-hour fire barrier, two exits directly to the exterior and an egress window, smoke detectors and audible/visible alarms in the baths. No public water was available for a sprinkler system. Variance 09-09-1 was for the same issues and granted previously. Commissioner Cundiff moved to approve with the same conditions as the previous variance. Commissioner Ogle made the second. It was voted upon and carried with one nay vote.

- (30) 10-05-10(b) Honeyville Amish School, Topeka

Paul Kimmerle, Kimmerle Engineering, spoke as proponent. The request was to allow a teacher's residence on the second floor of the one-room schoolhouse which will not be sprinklered. Due to religious beliefs, there was to be no electricity for fire alarms, so interconnected battery-powered smoke detectors were to be installed. The number of students won't exceed 40. After discussion, Commissioner Christoffersen moved to approve, with the second by Commissioner Hawkins. It was voted upon and carried.

- (31) 10-05-11 Save A Lot Store #23641 Building Addition, Knox

William Rhodes, owner, spoke as proponent. The request was to omit sprinklers for the addition and existing building, a total of 15,000 square feet. The building was on a well with no public water supply available for sprinklers. After discussion, Commissioner Brenner moved to approve with the condition that the owner was to install a smoke detection system and an additional exit in the northwest corner of the building. Commissioner Ogle made the second. It was voted upon and carried with one nay vote.

- (32) 10-05-12 Pinhead Pizza Oven Hood, Fishers

Kevin Walter, CEO, spoke as proponent. The request was to not install a Type I hood system over an electric pizza oven as called for by the local fire department. The electric oven, used to make 16" pizzas with pre-cooked meats, is plugged into a 110-volt outlet which led to the opinion it was an appliance instead of equipment. Mark Elder, Fishers Fire Marshal, said they had found grease-laden vapors and would seek to have the variance rescinded if they continued to find them. Commissioner Cundiff moved to approve with the second by Commissioner Christoffersen on the condition that the area was kept clean, without any grease. It was voted upon and carried with one nay vote.

- (33) 10-05-13 RDM IV – Griffith, Griffith

Ronald Morris, owner, spoke as proponent. The request was to omit required mechanical ventilation of a building used as an overnight parking garage for ambulances, originally been built as an office/warehouse. No maintenance was done on the vehicles which enter the building via three overhead doors along one side. After discussion, Commissioner Christoffersen moved to deny with the second by Commissioner Cundiff. It was voted upon and carried.

- (34) 10-05-14(b) Thorntown Fire EMS Station, Thorntown

Tim Callas, J & T Consulting, spoke as proponent. Fire Chief Martin also addressed the Commission. The request was to omit the Type I hood for a residential stove in the fire station, used once a year for a company steak dinner. The kitchen was used as a warming kitchen the rest of the year. After discussion, Commissioner Cundiff moved to approve with the second by Commissioner Christoffersen. It was voted upon and carried.

- (35) 10-05-15 Buschmann Block, Indianapolis

Tim Callas, J & T Consulting, spoke as proponent. An existing three-story building was to have a LULA lift installed in the existing shaft to improve accessibility for the second and third floor residents. The lift exceeded the permitted travel distance by 5 feet 1 inch. The manufacturer said it would operate safely up to 42 feet. After discussion, Commissioner Cundiff moved to approve with the second by Commissioner Brenner. It was voted upon and carried. Commissioner Corey abstained.

- (36) 10-05-16(b) Harlan Bakeries East Dock Addition, Indianapolis

Tim Callas, J & T Consulting, spoke as proponent. The request was to exceed the amount of allowable openings in the fire wall separating the small dock addition. Overhead doors were required to allow the dock to communicate with the rest of the building during operation. Close spaced sprinklers were to be installed on both sides of the opening. After discussion, Commissioner Cundiff moved to approve with the second by Commissioner Hawkins. It was voted upon and carried.

- (37) 10-05-17 Nick's Chili Parlor, Indianapolis

Tim Callas, J & T Consulting, spoke as proponent. An existing restaurant was to add 565 square feet which was to be used for a vestibule, take-out area, restrooms and additional seating. It would increase the occupant load by 69 persons and require sprinklers. The request was to omit the sprinklers. A code proposal had been submitted which would increase the level at which sprinklers would be required from 99 persons to 299 for spaces other than night clubs. After discussion, Commissioner Hawkins moved to approve with the second by Commissioner Christoffersen. It was voted upon and carried with one nay vote.

- (40) 10-05-19 1612½ W. Third Street Apartment Conversion, Bloomington

Melissa Tupper, RTM Consultants, spoke as proponent. An existing industrial building office was being converted to an apartment, with the owner of the building in the first floor retail space. The request was to omit sprinklers in the second floor apartment. Smoke detectors were to be installed in both the first floor space and the second floor residence and were to be interconnected. The proponent was unsure what type of business occupied the first floor. Commissioner Christoffersen moved to table to allow the proponent time to gather that information and identify the construction type. Commissioner Ogle made the second. It was voted upon and carried.

- (41) 10-05-20(a) UMOJA Christian Church, Indianapolis

Melissa Tupper, RTM Consultants, spoke as proponent. A portion of an existing, unlimited area building was to be converted to a church, but exceeded allowable area for Type IIB construction. The building was sprinklered, had sufficient exits directly to the exterior, and was separated from the next tenant by a 1-hour fire barrier. Smoke detectors were to be installed by the church. After discussion, Commissioner Hawkins moved to approve with the condition that the church install a 2-hour fire barrier next to the existing wall between themselves and the next tenant. Commissioner Brenner made the second. It was voted upon and carried.

7. **Breaking and reconvening.** Chairman Hannum recessed the Commission at 11:54 a.m. for lunch. He then reconvened the meeting, calling it back to order at 1:02 p.m.

- (42) 10-05-21(a)(b) Crosspointe Baptist Church and Christian Academy Addition, Indianapolis

Melissa Tupper, RTM Consultants, spoke as proponent. In variance (a), the existing building was to use an exterior wall as a 2-hour fire barrier in lieu of a structurally independent 4-hour fire wall to separate their new addition. The addition was to be sprinklered per NFPA 13 and an alarm system was to be installed throughout the addition and tied to the existing building alarm system. Randy Gulley, Wayne Township Fire Department, addressed the Commission. He stated the church had rehabbed the 40 year old building when they took it over. The building had never been sprinklered, but the addition was now to be. There was now to be a fire water supply on site and improved fire access. Variance (b) was to allow the building and addition to exceed the allowable area for Type VB construction. After discussion, Commissioner Hawkins moved to approve both variances, with the second by Commissioner Ogle. It was voted upon and carried.

- (43) 10-05-22 Clarion Saxony Hospital, Fishers

Now that the application was no longer incomplete, Commissioner Cundiff moved that no variance was required. Commissioner Ogle made the second. It was voted upon and carried.

- (44) 10-05-23(a) Mead Johnson Building 9C Addition, Evansville

Roger Lehman, RLehman Consulting, spoke as proponent. It was found to be nearly impossible to retrofit the existing masonry walls, therefore the request was to allow the existing 3-hour fire barrier to serve in lieu of the required 3-hour fire wall for the unlimited area building. The addition was to house dry baby formula packaging equipment, and a Factory Mutual listed 3-hour rated panel to be extended above the masonry parapet of the existing building. All structures were sprinklered. After discussion, Commissioner Hawkins moved to approve, with the second by Commissioner Cundiff. It was voted upon and carried.

- (45) 10-05-27(a)(b)(c)(d) The Commonwealth, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. He asked that he be allowed to wait until later on the agenda to allow his owner to attend. His request was granted.

- (46) 10-05-41(a)(b) White River Paintball, Anderson

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. A fabric structure was to be built to house a paintball playing field which meets league regulation requirements. The request was to omit sprinklers. It will meet NFPA 701 regulations and was to be classified as Type IIB noncombustible construction. There would be twelve exit doors for a calculated occupant load of 450 persons, though the maximum number of actual occupants would be 200. A heat detection system with alarms in lieu of a smoke detection system was to be provided. Ben Nagengagt, owner, described the noncombustible obstacles used by the players to hide behind during competition for the Commission members. After discussion, Commissioner Christoffersen moved to approve both with the second by Commissioner Hawkins. It was voted upon and carried.

- (47) 10-05-45 Peaceful Meadows School, Shippshewana

The architect, Rob Yoder, Yoder Design, was unable to attend and asked that the Commission review the file and make their decision. Commissioner Brenner moved to approve, with the second by Commissioner Christoffersen. It was voted upon and carried.

- (48) 10-05-46(c) Lincoln Center, Lafayette

Ed Rensink, RTM Consultants, spoke as proponent. He withdrew the variance.

- (49) 10-05-47 Carquest Selective Rack Addition, Indianapolis

Tim Callas, J & T Consulting, spoke as proponent. An existing distribution center had ordered new racks to be installed for motor oil. The current sprinkler system did not have sufficient pressure and water flow, and the request was to be allowed to install a different sprinkler head listed for rack storage and omit the fire pump. Randy Gulley, Wayne Township Fire Department, advised the Commission that the company met the requirements for a liquids warehouse and that he had no problem with the variance. Commissioner Cundiff moved to approve, with the second by Commissioner Ogle. It was voted upon and carried.

- (50) 10-05- 48 Kankakee Valley Middle School, Wheatfield

Dr. Glenn Krueger, Superintendent, spoke as proponent. The request was to allow the school to have 30 minute duration coverage for ordinary hazard Group 1 sprinkler system. The area had high ground water issues which made underground storage tanks difficult to install and expensive to operate, so an alternative system with a tank inside the building where it would be protected from freezing was planned. The well capacity was tested and found to be adequate to refill the tank supply of water. Dry hydrants would be installed at the retention ponds up against parking lots for easier access. After discussion, Commissioner Christoffersen moved to approve with the condition that the fire department request for the 5" storz be changed to a double 2½ Siamese with a hydrant off the 4" well coming off the building. The second was made by Commissioner Brenner. It was voted upon and carried.

- (51) 10-05-27(a)(b)(c)(d) The Commonwealth, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. An old school building was being converted to apartments, a community center and administration area. The request in (a) was to allow the two units on the 3<sup>rd</sup> floor and the four units on the 2<sup>nd</sup> floor to access a single exit, though the building doesn't qualify per Section 1019.2. All the units had egress windows, were within the permitted travel distance, and the building was to be sprinklered throughout per NFPA 13 with corridor smoke detection. Exit stairs were to be enclosed and exit directly to the exterior. Variance (b) was to allow a new elevator to open into a stair enclosure. The elevator was placed here because of the existing stair, the configuration of the units, and the lack of any other place to locate it. Variance (c) is to allow floors in certain areas to not be rated equal to the shaft enclosure due to architecturally significant elements of the building. Variance (d) was to allow the existing stairs to remain without complying with current rise and run. Commissioner Cundiff moved to approve all four variances, with the second by Commissioner Brenner. It was voted upon and carried.

- (52) 10-05-29 Union Station Northeast Entrance, Indianapolis

At the request of the proponent, Commissioner Christoffersen moved to table, with the second by Commissioner Brenner. It was voted upon and carried.

- (53) 10-05-30 Catey Dentistry, Gas City

Ed Rensink, RTM Consultants, spoke as proponent. The request was to omit the fire-rating for the egress corridor in the building. The waiting room and the private office areas will have an exit directly to the exterior. The open area exam rooms would have an occupant load of 30, with a travel distance of approximately 75 feet. After discussion, Commissioner Hawkins moved to approve, with the second by Commissioner Christoffersen. It was voted upon and carried.

- (54) 10-05-31(a)(b)(c) Ivy Tech Community College Fall Creek Expansion, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The old Saint Vincent Hospital had been converted to apartments in 1974 before recently being acquired by Ivy Tech Community College. The building was to have the rear of the building from the front rooms and central stair backwards removed, and erecting a five-story addition to house academic offices and dining facilities. Variance (a) was to allow it to exceed allowable area by 3%. The building was to be sprinklered and a 1-hour fire barrier will separate the A occupancy from the B occupancy areas. After discussion, Commissioner Cundiff moved to approve, with the second by Commissioner Ogle. It was voted upon and carried. Variance (b) was to allow an open stairway. A 12" draft curtain was to be fashioned from the historic, decorative coffered ceiling

used in the building. Commissioner Christoffersen moved to approve, with the second by Commissioner Cundiff. It was voted upon and carried. Variance (c) was to permit the hose connections in the two existing stair enclosures and the second floor horizontal exit to be supplied from the sprinkler system in lieu of standpipe risers. Standpipe risers with connections were to be provided in the new stairways. After discussion, Commissioner Ogle moved to approve, with the second by Commissioner Christoffersen. It was voted upon and carried.

(55) 10-05-33(a)(b) Homan Elementary School, Schererville

Ed Rensink, RTM Consultants, spoke as proponent. A 1990's addition corridor had not been properly constructed. The request for (a) was to allow the corridor to remain non-compliant. A corridor smoke detection system was to be provided and connected to the fire alarm system, and 20 minute rated doors with closers were installed. Variance (b) was to omit fire dampers in duct penetrations. After discussion, Commissioner Christoffersen moved to approve both, with the second by Commissioner Ogle. It was voted upon and carried.

(56) 10-05-36 IPS Arsenal Technical High School Lone Hall Renovation, Indianapolis

Commissioner Cundiff moved to approve the variance to allow the omission of sprinklers in the mechanical room, with the second by Commissioner Ogle. It was voted upon and carried.

(57) 10-05-37 Indiana University Jacobs School of Music East Studio Building, Bloomington

Ed Rensink, RTM Consultants, spoke as proponent. He was assisted by Nick Warden, architect. The request was to use the center stairway as a means of egress for the 5<sup>th</sup> floor mechanical room and for half the 4<sup>th</sup> floor after regular business hours for the academic offices. The building was to be sprinklered throughout. After discussion, Commissioner Hawkins moved to approve, with the second by Commissioner Cundiff. It was voted upon and carried.

(58) 10-05-40 Hendricks Regional Health MOB II, Danville

Ed Rensink, RTM Consultants, spoke as proponent. The building had been designed and released as a 2-story Type II-B construction, but an additional story had been added during construction. It was found that the 1-hour fire separation did not go all the way up the two existing stairways. A sprinkler and alarm system had been installed which were not required by code at the time of construction. To correct the situation would require the closing of the entire building while repairs were made. The request was to allow the stairways to remain non-compliant. After discussion, Commissioner Hawkins moved to approve, with the second by Commissioner Ogle. It was voted upon and carried.

(59) 10-05-44(a)(b) Monon Center West Building, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. Variance (a) dealt with the need for a main exit for the community recreation center. The project had gone through both state and the local plan review before construction and had been released without a main exit being required. The current inspectors had cited the building for the lack of a main exit, requiring it be placed on the west side of the building. The sprinklered building had eight entrances and exits which exceed the required egress width, which allowed the building

to meet the exception to Section 1008.1. Commissioner Cundiff moved to approve with the second by Commissioner Ogle. Following further discussion, the motion and second were withdrawn. Commissioner Brenner moved that, since they met the exception, no variance was required. Commissioner Cundiff made the second. It was voted upon and carried. Variance (b) was a request to allow the use of turnstiles at the entrances to control unauthorized access. These would be located across from the control desk and were to be tied to the alarm system. They were to fail open and able to operate in either direction. Following discussion, Commissioner Christoffersen moved to approve, with the second by Commissioner Hawkins. It was voted upon and carried.

8. **New Business – General.**

Discussion and Possible Commission Action

China Wok  
Administrative Cause #10-05  
Order – DHS  
Nonfinal Order of Dismissal

Garvin Industrial Associates  
Administrative Cause #08-34  
Order – DHS  
Nonfinal Order of Dismissal

Avon Creek Apartments  
Administrative Cause No. 10-12  
Order – Washington Twp / Avon Fire Department  
Nonfinal Order of Dismissal

Avon Creek Apartments  
Administrative Cause No. 10-06  
Order – Local Building Official  
Nonfinal Order of Dismissal

Meridian Street UMC  
Administrative Cause No. 10-14  
Order – Local Building Official  
Nonfinal Order of Dismissal

Versatile Processing Group  
Administrative Cause No. 09-18  
Order – State Building Commissioner  
Nonfinal Order of Dismissal

Club Utopia  
Administrative Cause No. 10-10  
Change of Use  
Nonfinal Order of Dismissal

Fairbanks Hospital  
Administrative Cause No. 10-08  
Order – City of Indianapolis  
Nonfinal Order of Dismissal

Commissioner Christoffersen moved to affirm all of the Nonfinal Orders. Commissioner Jones made the second. It was voted upon and carried.

Discussion and Commission Action on Petitions for Review (All are timely filed unless otherwise noted.)

Walker Building Development  
Order – Fire and Building Code Enforcement

Commissioner Corey moved to approve the petition for review. Commissioner Jones made the second. It was voted upon and carried.

9 Comments

Mara Snyder, Director of Legal and Code Services, announced that beginning with the July meeting, variance applications must have all original signatures and that all signatures required to be on the application must appear on the same page. The Clean-up Rule notice of intent was filed with LSA. LSA Document #10-251 has no fiscal impact, so it should get approval in about thirty days. The Plumbing Code Review Committee meeting will be May 11 in Conference Center Room A, beginning at 9:00am. Mara will be sending a list of organizations that have voting rights. The Elevator Code ran into a snag after the public hearing. One of the portions of the rule does have a fiscal impact. An AROC notice has been filed and it was hoped that it will be signed by the Governor by March of next year. The Swimming Pool Code is having trouble with fiscal impact information, too, with expanded public hearings needed. The Residential Code Committee meeting will be held June 14. The Energy Code will be in effect tomorrow, May 6, 2010. The NFPA 13 Committee will be meeting May 12<sup>th</sup> in Training Center Room 14.

10. **Adjournment.**

After closing statements by Commissioner Brown, Chairman Hannum adjourned the meeting at 3:03 p.m.

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