

STAFF REPORT**Report Date: 02/01/2018**

"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**17-11-59**

C

Project:0**Removal of Fire Drop Doors,Shelbyville**

18043

TABLED BY COMMISSION 01/03/18.

TABLED BY COMMISSION 12/05/17.

TABLED BY COMMISSION 11/08/17.

The code requires drop down fire doors to be inspected and tested annually. The request is to allow the doors to not be inspected, but have them removed. Proponent states the previous owner had the doors installed in hazardous material/chemical areas. The current owner does not have areas used for storage of hazardous/flammable chemicals and want to remove the doors. Proponent further states two of the doors need to be replaced which would cost \$40,000-\$50,000.

17-12-01

Project: MENARDS EXPANSION,AVON

C

18098

TABLED BY COMMISSION 01/03/18.
TABLED BY COMMISSION 12/05/17.

(a) The code requires fire apparatus access road to extend within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building. The request is to allow the apparatus access road to be omitted. A new addition is being put to the existing building. Proponent states that per the fire department, the fire truck would be positioned within the current lumber yard rather than using the fire apparatus access road.

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

C

(b) The code requires a minimum of one access door in each lineal feet or fraction thereof, of the exterior walls which face the required fire apparatus access road. The request is to not require the door(s) to be installed.

17-12-02

Project: MENARDS EXPANSION,LAFAYETTE

C

18099

TABLED BY COMMISSION 01/03/18.
TABLED BY COMMISSION 12/05/17.

(a) The code requires fire apparatus access road to extend within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building. The request is to allow the apparatus access road to be omitted. A new addition is being put to the existing building. Proponent states that per the fire department, the fire truck would be positioned within the current lumber yard rather than using the fire apparatus access road.

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

C

(b) The code requires a minimum of one access door in each lineal feet or fraction thereof, of the exterior walls which face the required fire apparatus access road. The request is to not require the door(s) to be installed.

17-12-37

Project:0

Marian Hills Farm, Fort Wayne

C

18074

TABLED BY PROPONENT 01/29/18.
TABLED BY PROPONENT 12/20/17.
TABLED BY COMMISSION 12/05/17.

(a) A Chapter 34 analysis will be used to convert a 1-story, 4,300 sq. ft. barn, with wrap around deck, 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. The structure is not heated and will only be used during the warmer months of the year and primarily on weekends. Structural evaluation has been done and is attached.

C

(b) Permanent restroom fixtures will not be provided as required by code. The request is to allow a mobile restroom trailer to be used during each event for the code required number of plumbing fixtures. The restroom trailer will provide accessible, code compliant facilities for the occupants of the building. Drinking water will be available during the events. Proponent states restrooms will be constructed once city water and sewer is brought to the area in the coming years.

17-12-56

Project:0**Berne Crossing,Berne**

C

18069

TABLED BY PROPONENT 12/29/17.
TABLED BY COMMISSION 12/05/17.

The code prohibits a building or structure from being classified within a different occupancy group without being made to comply with the requirements for new construction or evaluating the change of occupancy using Chapter 34 Evaluation. Violation was written stating building was previously used as an "M" occupancy and is now being used as an "E" occupancy without filing plans with Plan Review to bring building into compliance with an "E" occupancy. Proponent states the building functions more like a Group "B" occupancy than a Group "E" occupancy and quotes the exception to the General Administrative Rules (GAR) section, stating that since this building was constructed prior to April 30, 1998 and function more like a Group "B" occupancy, the GAR would not consider the use a change of occupancy. The request is to consider the building's use as a Group "B" occupancy. Proponent states no more than 50 occupants will be in the building at any one time and students come to the facility and work individually on computers with the help of mentors.

18-01-06

Project:**TIP A CANOE BREWS INC,ROCHESTER**

C

18166

(a) The code requires a 2-hour fire barrier or horizontal assemblies when separating a Group A occupancy from a Group R occupancy. The request is to allow the kitchen area to be separated with 2-hour fire barrier on the walls and ceiling in lieu of providing a 2-hour fire barrier separating the entire first floor (restaurant), from the second floor (apartments). Additional sensors will be provided. Proponent states the building is included in the Rochester Main Street National Register District and removing the ceiling to install the 2-hour fire barrier would destroy the original tin ceiling tiles.

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

18-01-09

I

Project: 4 BLAST FURNACE,GARY

18169

TABLED BY COMMISSION 01/03/18.

INCOMPLETE - LBO

The Elevator Code requires smoke alarms and heat detection to be provided with elevator. The request is to allow the systems to be omitted. Proponent states, requiring smoke alarms and heat detection to be installed would constantly cause false fire alarm due to the extreme heat, dust, and adverse environmental conditions. The elevator is a freight and is not used by the public. Violation was issued.

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

18-01-14

C

Project:0 Moose Lake Craft Village,LaOtto

17989

TABLED BY COMMISSION 01/03/18.

Chapter 34 is not permitted to be utilized for a conversion of a non-Class 1 structure to an A occupancy. The request is to allow an existing accessory structure (Class 2 structure) to be used as a Class 1 structure. The accessory structure is attached to a single family home, and will be used as gift shop, dining, storage, kitchen, and meeting spaces. The accessory structure will be separated from the home with 1-hour rated wall and doors in lieu of a 2-hour fire barrier. Travel distance to nearest exit is 50 feet. Fry/Stove in stock room? What will be the use of the second floor?

18-01-39

Project:0

Social Cantina,Bloomington

C

18183

TABLED BY COMMISSION 01/03/18.

The code requires a 2-hour fire barrier when separating an A-2 occupancy from an R-2 occupancy and an M occupancy. The request is to allow a 1-hour fire barrier to be used in lieu of the 2-hour fire barrier and to allow the A-2 occupancy to not be separated from the existing adjacent M Occupancy. Currently there is no separation between the A-2 and R-2 occupancies. Building is being renovated resulting in a higher occupant load for the restaurant (A-2 occupancy). Building is 2-stories with basement. First floor has restaurant and retail (A-2/M). Second floor has apartments (R-2). Basement is storage. Currently the building is not sprinklered. The basement and the restaurant area will be sprinklered as required.

18-01-49

Project:396739

SUGAR CREEK SILOS, GREENFIELD

C

18148

TABLED BY COMMISSION 01/03/18.

(a) Permanent plumbing facilities will not be provided. The request is to allow deluxe detached restroom trailers to be used during the events. Provisions for accessibility will be included. Permanent restroom facilities will be constructed within the next 2 years. Similar variances have been approved in the past. What about drinking water?

C

(b) A Chapter 34 analysis will be used to convert a 1-story, 3,923 sq. ft. Type V-B construction barn with loft, 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. Proponent states loft will not be used. There's no access except by owner's ladder. Structural evaluation attached. No city water supply for a sprinkler system.

18-02-01

Project:0

16th & New Jersey Condos, Indianapolis

B

18194

(a) KONE EcoSpace Elevators will utilize 8mm steel wire rope suspension cable instead of the required minimum diameter of 9.5mm.

B

(b) KONE EcoSpace Elevators will utilize 8mm steel wire rope suspension cable instead of the required minimum diameter of 9.5mm.

18-02-02

C

Project: Holmes Complete Tree Care & Trash Removal,Greenfield

18213

The General Administrative Rules allow detached single family dwellings to be used as certain occupant groups if the total floor area, excluding basements, doesn't exceed 3,000 sq. ft. or 3-stories in height excluding basements. The request is to allow a 2,400 sq. ft. pole barn to be used by employees to clock in.

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

18-02-03

C

Project: White Rose Event Center,Decatur

18214

The code requires an automatic sprinkler system to be provided in Group A-3 occupancy where the fire area is 300 or more. The request is to allow the sprinkler system to be omitted. Proponent states building have maximum seating capacity of 289 persons. There is a mezzanine that could possibly push the occupant load above the 300 or more threshold, but proponent states it would not be used. Building is seasonal use with no HVAC. Proponent states water source is by well and there is no public water service available.

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

18-02-04

B

Project:395687 IU Health Tipton Hospital Pharmacy Renovation,TIPTON

18199

Code requires ductwork that penetrates through a floor in an I-2 occupancy to be enclosed in a shaft.

Proponent states that in four locations ductwork will penetrate through a floor level. A 90 minute fire damper assembly will be installed where ductwork penetrates a floor assembly. The building is fully sprinklered. This installation is a new installation routed through existing spaces. Due to the existing structure and utilities, the construction of a shaft enclosure will be difficult and also add the cost to construct shaft enclosures. Similar variances have been approved in the past.

18-02-05 **Project:0** **Perry Meridian Middle School and 5th Grade Academy
Addition and Renovations,Indianapolis**

A 18206

Code allows travel distance to be up to 250 ft. in a sprinklered building.

Due to new additions being put to an existing middle school, the existing travel distance will become non-compliant. Currently the travel distance is approximately 249 ft. The request is, with the addition, to allow the travel distance to be approximately 273 ft. The entire school, new and existing, are protected with an automatic fire suppression system per NFPA 13. An existing smoke detection system will be maintained in the corridors, and will be extended into the corridors of the new construction and the entire system will be connected into the fire alarm system. Similar variances have been granted in the past.

18-02-06 **Project:391870** **Brownsburg HS 2017 Renovation and
Addition,BROWNSBURG**

B 18207

The code requires the openings in one hour fire barriers to have one hour fire rated assemblies.

The proponent is requesting a variance for a new one hour exit passageway to not require one hour fire rated assemblies.

The entire building is protected by an automatic fire suppression system installed per NFPA 13. Close spaced sprinklers will be placed on the school side of the new glass doors and sidelights 6'-0" on center and no more than 12" away from the surface face per NFPA 13. Any glass will be either laminated or tempered. All other requirements of the exit passageways, including structural continuity, will be code compliant. Similar variances have been approved.

18-02-07 **Project:391576** **BROWNSBURG MIXED USE
DEVELOPMENT,BROWNSBURG**

B 18157

(a) MRL Technology.

B (b) MRL Technology.

- 18-02-08** **Project:396698** **Autumn Trace of Jennings County,NORTH VERNON**
 A 18215
- The code states that rooms other than foyers, reception rooms, and lobbies are required to be separated from corridors and required to have rated assemblies.
- The proponent is requesting that the activities area be allowed to open up into the rated egress corridor.
- The building is protected with a sprinkler system per NFPA 13R. The fire-rated corridor wall construction extends around the Activities area. Similar variances have been granted.
-
- 18-02-09** **Project:0** **WOODSPRING SUITES - WHITESTOWN,WHITESTOWN**
 B 18009
- Schindler Elevator will utilize 6mm steel wire governor rope instead of the required minimum diameter of 9.5mm.
-
- 18-02-10** **Project:392555** **South Bend Holiday Inn Express,SOUTH BEND**
 A 18216
- Code requires rooms other than foyers, reception rooms, and lobbies to be separated from corridors where the corridor is required to have a fire rating.
- Proponent is building a hotel with the Breakfast Room and front Lobby being open to the 1st floor fire-rated egress corridor.
- The building will be protected with a sprinkler system per NFPA 13R. Other variances have been granted for similar requests.

18-02-11 **Project:393207** **Blackhawk Christian School: South Campus Addi,FORT WAYNE**

A 18220

The code requires unisex toilet rooms to include only one water closet and only one lavatory. The request is to allow water closets to be provided in the classrooms for the Pre-K, K and 1st grade, but have the lavatories located within the classrooms outside the restrooms. This will be done in eight locations. Per the proponent, the restrooms are for classroom use only and not included in required fixture counts. Construction is completed.

18-02-12 **Project:390222** **USI Arena and Kinesiology,EVANSVILLE**

B 18221

(a) The Gen 2 at 200 system is designed to be compliant with A17.1 - 2007 with exception of components such as the alternate speed reducing switch technology which has A17.7 (AECO) approval.

B (d) Steel Coated Belts will be used as the suspension means.

B (c) One Gen2 elevator will use ACLA buffers in place of spring buffers.

B (b)One Gen2 elevator will utilize 6.3 mm steel wire governor rope instead of the required minimum diameter of 9.5mm.

18-02-13 **Project:0** **HOLIDAY INN EXPRESS PORTAGE,PORTAGE**

B 18222

Schindler Elevator will utilize 6mm steel wire governor rope instead of the required minimum diameter of 9.5mm.

18-02-14

Project:396841 ELSA Training Center,EDGEWOOD

A

18226

The code requires corridors to be 1-hour fire-resistive construction and does not permit them to be interrupted by intervening rooms except for foyers, lobbies, and reception rooms.

The variance request is to permit the lounge (1st floor), kitchenette/dining (1st floor), and kitchenette/dining (2nd floor) to be open to the corridor in the apartment building, R-2 Occupancy

The building will be protected throughout with a sprinkler system per NFPA 13R. Smoke detectors tied to the fire alarm system will be provided in areas open to the corridor. The maximum travel distance to an exit is approximately 100 feet, code permits 200 feet. Similar variances have been granted.

18-02-15

Project:0 Purdue Fort Wayne Music Technology Center, Fort Wayne

B

18251

The code requires one hour rated corridors in B occupancy with a occupant load greater than 30 where the building is not fully sprinklered.

The request is to not rate the egress corridors (walls and doors) constructed within the existing former office building to be used as the PFW Music Technology Center will not be fire-rated.

Manual fire alarm system and corridor smoke detection system will be, but not required by code. The maximum egress travel distance to an exit will be 75 feet, code permits up to 200 feet. Similar variances have been granted in the past.

18-02-16

Project:0

St. Michael Catholic Church,Greenfield

C

18191

Code requires an automatic sprinkler system be provided for an A-3 occupancy if (one of the following are met) the fire area exceeds 12,000 sq. ft., the fire area has an occupant load greater than 300, and the fire area is located on a floor other than the level of exit discharge. The net increase of square feet to building is 3,038 square for a total area of 9,125 square feet. The fire area is under 12,000 square feet, but the existing occupant load of the building is 419 occupants and based upon new construction would require a fire suppression system or a 2-hour fire barrier separation between sanctuary and new circulation space. A Monitored fire alarm and smoke alarm system will be provided throughout existing and new floor areas. Proponent states occupant load will not be increased. Proponent does not want to add a sprinkler system or two hour fire barrier.

18-02-16

Project:0

St. Michael Catholic Church,Greenfield

18-02-16

Project:0

St. Michael Catholic Church,Greenfield

18-02-16

Project:0

St. Michael Catholic Church,Greenfield

18-02-16

Project:0

St. Michael Catholic Church,Greenfield

18-02-16

Project:0

St. Michael Catholic Church,Greenfield

18-02-17

Project:0 Beach Tiki Bar & Grill, Greensburg

C

18138

TABLED BY PROPONENT UNTIL MARCH HEARING.

The 2008 Indiana Building Code, code in effect when project was filed, required Group A-2 occupancy to be provided with an NFPA 13 sprinkler system. Proponent states in 2013 a Construction Design Release was issued for the building and the sprinkler system. The city of Greensburg issued a permit. Proponent states the sprinkler system was inspected on numerous occasions and an occupancy permit was issued. Entertainment permit was applied for in 2014, 2015, and 2016. The premises was inspected each time. In 2017 during an inspection for a renewal of the entertainment permit, a violation was issued requiring changes being made to the sprinkler system from what had already been approved. One of the issues were the sprinkler system was to extend to the back area of the building (5,000 sq. ft). The request is to allow the sprinkler system to remain as is without having to make alterations. *****Paper filing*****

18-02-18

Project:0 HIS Storage Shed, Indianapolis

C

18196

Code requires all newly constructed buildings be within 400 feet of a hydrant. This proposed building will be nearly 800 feet from the nearest hydrant.

The proponent is requesting not to install a hydrant. The building is constructed of lumber, laminated columns, and galvanized steel panels and will only be used to store concrete formwork and formwork hardware. There will be no combustible materials stored within or around the shed. The shed is "open-faced" with no doors. The surrounding area is covered in gravel with no vegetation. There are also no residential buildings within a quarter mile. The nearest building is operated by the proponent.

18-02-19

C

Project:0**Tropicana Evansville Casino,Evansville**

18198

The code requires boxes, conduit bodies, and handhole enclosures to be installed so that the wiring contained in them can be made accessible without removing any part of the building. The request is to allow 200 junction boxes to be installed under floor panels which would cause the carpet to be cut in order to remove the access panels to get to the junction boxes. Proponent states it takes less than 5 minutes to make carpet cut, pull up an access panel and provide access to the junction boxes.

18-02-20

C

Project:394557**The Mill at Ironworks Plaza,MISHAWAKA**

18204

The code requires openings in shaft enclosure to be fire-resistance rated. The request is to allow a snow chute/shaft used for snow removal of the 5th tier of the parking garage to be open, with no protected opening, at the first floor.

18-02-21

Project:0

Westfield Middle School Additions and Renovations, Westfield

- A (c) The code requires free egress from the building - "readily openable from the egress side without the use of a key or special knowledge or effort". Proponent is requesting the use of a pressure control button to lock the "time-out" room. When the continuous pressure control button is released, the door is free to open. The building will be protected throughout with a NFPA 13 Sprinkler System. Two video cameras per room will be installed, one to monitor inside the room, the other looking at the door from the outside. Similar variances have been granted.
- C (b) The code prohibits additions to building or structure plus the existing building from exceeding the allowable area based on the construction type. The request is to allow a new addition to be put to the existing building. Proponent states a variance was issued in 2003 that allowed an addition to be put to the existing building that was required to have at least 60 feet of open yard space surrounding it in order to be a building with unlimited area. At that time, 8.6% of the total building had less than 60 feet of frontage to a property line. The request is to allow a new addition to be put to the existing building placing the existing building in noncompliance. What is the sq. ft. of the existing building and new addition? Are there going to be any more additions constructed in the future putting the existing building in further noncompliance?
- A 18210A
- (a) Code requires a ceiling height of 7'6" in egress pathways (corridor's).
- Proponent is requesting the remodel of an existing / remaining portion of a mechanical room / swimming pool spectator deck for use as a new corridor and locker room. The ceiling will be 7' in height. Proponent states that existing rooms and corridors under this area have been at the same ceiling height for more than a decade. The new additions as well as the existing school building are protected throughout by an automatic fire suppression system per NFPA 13.

18-02-22

C

Project:0

Hoyt,Indianapolis

18211

The Indiana Residential Code prohibits openings in the exterior wall of a dwelling or accessory building with a fire separation distance less than 3 feet measured perpendicular to the line used to determine the fire separation distance. The request is to allow a bedroom on the first floor to have two operable windows on the east property line. A sprinkler system has been designed and installed throughout the residence in accordance with NFPA 13D, 2010 edition.

18-02-23

C

Project:0

130 East Washington Street Rooftop Deck,Indianapolis

18217

The Elevator/Lift Code limits the travel for platform lifts to a maximum of 14 feet. The request is to allow the wheelchair lift connecting the 12th floor of the building to the proposed rooftop deck to have a vertical travel of 16'6". Lift will be fully enclosed. Proponent states it will be costly to construct an elevator on the 12th floor of the existing building. Similar variances have been approved in the past where the travel exceeded 16'6".

18-02-24

C

Project:391219

Harley-Davidson of Indianapolis,FISHERS

18219

The code requires egress doors serving an occupant load of 50 or more to swing in the direction of travel.

The proponents display area on the roof deck allows for more than 50 occupants, and has two points of egress. However, neither swing in the direction of travel. Proponent states the LFO has suggested to limit occupant load to no more than 50 persons. Sign will be posted within the multipurpose room restricting the roof deck area to a maximum occupant load of 50. The building is fully sprinklered. Deck is open to air. Per the proponent, changing door swing would cause infiltration problems during inclement weather.

18-02-25

Project:0 Ford Building Renovation,Indianapolis

- B (g) The code requires corridor walls to be fire-resistance protected with protected openings. The request is to allow the first floor corridor serving residential dwelling units to discharge through a front lobby with nonrated walls and openings. The walls affected will be protected by a row of sprinklers 6 feet on center on the room side.
- A 18223
- (a) 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 4-stories Type I-B construction with an attached 1-story Type III-B construction building. Similar variances have been granted in the past.
- C (d) The building is being evaluated per Sec. 3412.6.17 Chapter 34 Evaluation as a fully sprinklered building. The request is to allow the sprinkler system to be omitted on the basement level of the building and still be considered as a fully sprinklered building. Proponent states the basement will be unoccupied and will only be used to perform maintenance on piping. The doors to the basement will be locked with signage stating "Fire Department Personnel Only". No public or common access will be allowed in the basement. Basement is entirely of concrete construction.
- C (c) The code requires fire wall that separates buildings with different roof levels to terminate at least 30 inches above the lower roof level, with rated openings 15 feet above the lower roof. The request is to allow the 3-hour fire wall separating the Type I-B portion of the building from the III-B portion of the building to terminate just above the level of the lower roof surface. Basement level will not be sprinklered.
- A (b) The code requires buildings of Type I-B construction to have 1-hour supporting structure and 1-hour rated roof assembly. The request is to allow two 1-story vestibules, 225 sq. ft. and 760 sq. ft. to be added to the existing Type I-B construction building, without having rated construction. The vestibules will be of noncombustible construction as required. Proponent states the aggregate area of the vestibules will increase the total building area by approximately 0.5%. The vestibules are designed as light-gauge structures with exposed steel. Building will be sprinklered throughout except for basement.
- B (e) The code prohibits openings in exterior walls where the distance to the property line is less than 3 feet. The request is to allow new openings to be put into the east exterior wall in order to accommodate patios for first floor dwelling units. The distance to the property line will be 1'6". There is a 10' vacated alley. A sprinkler will be located at each opening on the 1st floor in the east exterior wall. The sprinklers will be positioned at the ceiling level within 12 inches of each opening. Similar variances have been granted in the past.
- C

18-02-25

Project:0 Ford Building Renovation,Indianapolis

(h) The code requires sprinkler system to be maintained in an operable condition at all times. The request is to allow the existing sprinkler system in the building to be shut off as soon as combustible contents of the building have been removed. The system will be revised and made operational upon completion of the renovation. There is an exception that allows the shutdown of an existing system in vacant buildings when the premises have been cleared of all combustible materials and debris and, where approved by the code official, the type of construction, fire separation distance and security of the premises do not create a fire hazard. There is to be a tag posted at each fire department connection, system control valve, fire alarm control unit, fire alarm annunciator and fire command center stating that the sprinkler system has been placed out of service.

B

(f) The code requires opening(s) through a floor/ceiling assembly to be protected by shaft enclosure unless the opening(s) complies with one of the exceptions of the code. The request is to have a 5-story light well, located in the interior of the building, to provide natural light into the interior dwelling units on each floor, to not comply with any requirements for vertical openings, including rating as a 2-hour shaft enclosure, but be able to take credit on the Chapter 34 Evaluation as if there were 2-hour enclosures. The proponent advises sprinklers will be located at each window facing into the light well on each floor, positioned at the ceiling level within 12 inches of each window. Per the proponent, the hardship is that the light well is necessary to provide light into the interior of the building. Similar variance was granted in the past.

18-02-26

Project:0 New Cabins for SpringHill Camps,Seymour

NVR

18224

Code requires all buildings with a Group R fire area to have a sprinkler system installed throughout the building.

Proponent is building 8 new seasonal ranch cabins. The cabins are 840 sq. ft. with a maximum occupancy of 16 each and will be used seasonally, April through October.

The maximum exit access travel distance for each cabin will be approximately 35 feet - code permits 200 feet.

The cabins will not be used for cooking of any kind. The cabins will have no plumbing. The cabins will each have two (2) exits directly to the exterior with exit signs.

18-02-27

**Project:397091 NORTH ADAMS BP3 HS & MS INTERIOR
RENOVATIONS,DECATUR**

C 18228

The code requires sprinkler system to be installed throughout the premises in order to be allowed to have nonrated corridors. The request is to allow the sprinkler system to be omitted in the utility tunnels in the lower level of the school building, but be able to construct new corridors that will not be rated. Sprinkler system will be installed throughout the building additions and existing schools except for the utility tunnels. Proponent states tunnels are separated from the rest of the building with concrete construction. The tunnels are not occupied.

18-02-28

Project:0 Valparaiso High School Natatorium Addition,Valparaiso

A 18230

(a) The code requires a sprinkler system to be provided throughout a building in order to be considered fully sprinklered. The request is to allow the sprinkler system to be omitted in the room containing the pool in the Natatorium addition. The remainder of the building will be fully sprinklered, including the locker rooms, storage rooms, concessions, mechanical rooms and other ancillary spaces adjacent to the pool.

B (b) The code requires openings in fire barrier walls to be fire-rated protected. The request is to allow existing nonrated doors to be in the 2-hour fire barrier/horizontal exit wall located in the existing building. Closely spaced sprinklers will be located on each side of the existing doors at the ceiling level within 12 inches of the openings. Similar variances have been granted in the past.

C (c) The code limits exit access travel distance to a maximum of 250 feet in Schools that are sprinklered throughout with an automatic sprinkler system. The request is to allow the maximum travel distance to be 278 feet from public areas, and 368 feet from the upper level mechanical room. *****Unable to verify previous variances granted.

18-02-29

Project:0

**Hendricks County Bank New Corporate
Offices, Brownsburg**

B

18231

The code requires one hour rated corridors in a B occupancy when the occupant load is greater than 30.

The request is to allow the egress corridors (walls and doors) constructed within the new corporate office building to not be fire-rated.

The building will be provided with a manual fire alarm system and corridor smoke detection. They are not required by code. Maximum egress travel distance to an exit is 135 feet, code permits up to 200 feet. Three exterior exits will be provided. Similar variances have been granted in the past.

18-02-30

Project:0

Birds Nest Cafe, Nashville

C

18232

The code requires each toilet and bathing room to be accessible. The occupant load in the existing café is being increased from 12 to approximately 28-30 persons. Two accessible restrooms are required in the café, but there's only one restroom. An existing restroom in the existing adjacent retail building will be used to satisfy the additional plumbing fixture requirement for the cafe. However, it is not accessible. The request is to allow the restroom to be used without it being accessible. The adjacent retail building is on the same property, under the same ownership, and leased by the same person as the café. The local building and health department are not opposed to the variance. *****See attached letters.

18-02-31

Project:0**Cake Bake Shop,Carmel**

C

18233

The code requires a 3-hour fire wall when separating buildings with different construction types, or in podium building designs, a 3-hour horizontal separation is required. The request is to allow the roof (1.5 hour concrete deck) of the existing garage, Type I-A construction to serve as separation between two buildings with different construction types, Type II-A and I-A, in lieu of a 3-hour horizontal separation. The restaurant on the 2nd floor will expand 1,200 sq. ft. on to the roof of the existing parking garage. The 2nd floor restaurant is sprinklered, and the 1,200 sq. ft. addition above the garage will be sprinklered. The existing parking garage is fully sprinklered also.

18-02-32

Project:395292**TRINITAS OFFICE RENOVATION,INDIANAPOLIS**

C

18235

The code requires each toilet and bathing room to be accessible.

Proponent is requesting to remodel a small office building and have shower on second floor that is not accessible.

Shower is for private use of a few employees. Only two (2) stories, the building does not have an elevator serving the second floor. Should a wheelchair user be hired, an accessible shower will be installed on the first floor.

18-02-33

**Project:0 Nativity Catholic Church Addition and
Renovation,Indianapolis**

C 18236

(b) The code requires an automatic sprinkler system based on a combined fire area exceeding 7000 sq. ft. and fire area no longer being used primarily for worship only. The request is to allow the sprinkler system to be omitted in the existing building and the new addition.

The project includes an addition of 5,513 sq. ft. to the existing facility of 11,402 sq. ft.

Exits will be provided from the existing worship space - there are three exterior exits that will be provided from the Narthex addition - maximum travel distance to an exterior exit from the addition will be 80 feet code permits maximum of 200 feet. The Narthex does not increase the actual occupant load of the building, since it is occupied only as a means of arrival or departure from the worship space.

C 18236

(a) The code requires any building or facility constructed to be within 400' of a fire hydrant measured by an approved route.

The proponent states the nearest public water supply capable of supplying a fire hydrant is approximately 3,000 feet from the site. The estimate for extending the public water line to the site to supply a private hydrant is \$420,000.

The building will be provided with a monitored fire alarm system. Smoke detection will be provided throughout the addition, and in the existing mechanical rooms, storage room, and sacristy. The detectors will be connected to the fire alarm system, providing a method of automatic alarm in the event of fire. A total of five (5) exits will be provided from the existing worship space - there are three (3) existing.

18-02-34 Project:392148 Indiana Humanities Facility Upgrade,INDIANAPOLIS

C 18237

The code requires ovens with bottom-hinged door to have a work surface that is a maximum of 34 inches in height, with a 30 inch wide clear floor space for forward approach with knee/toe clearance, located adjacent to one side of the door. Proponent states the existing oven with bottom-hinged door and adjacent counter with lower cabinets were replaced like for like with the new counter, with lower cabinets at 24 inches wide and 36 inches in height. There was no change in the height or width from what was already existing.

18-02-35 Project:0 Indiana University Bicentennial Carillon,Bloomington

C (d) The code requires a floor or landing on each side of a door. The request is to allow the door providing access to and egress from the upper levels of the Carillon tower to open onto 2 risers 9 inches in height each, in lieu of a level landing.

C (c) The code limits the allowable height in Group U occupancy of Type II-B construction buildings that are not fully sprinklered, to 55 feet. The request is to allow the tower to be 162 feet in height. Structure will have only one enclosed area and is made of steel and limestone construction, entirely noncombustible.

C (b) A single egress stair will be provided from the playing cabin instead of two. The Carillon tower is located at a 96 ft. elevation and has a single occupied area of approximately 100 sq. ft. The tower is not accessible to the public. The person playing the Carillon and the maintenance personnel will be the only ones allowed up there. The Carillon is replacing the existing one, which was typically played four times a year.

C 18238

(a) The code prohibits a flight of stairs from having a vertical rise greater than 12 feet between floor levels or landings. The request is to allow the spiral stair leading to the playing cabin level of the Bicentennial Carillon tower on the IU campus to have the 1st landing occurring at 60 feet above grade, with landings occurring at 18-ft. intervals thereafter. Proponent states the stairs will be used less frequently from spiral stairs used as a means of egress from technical production area. The code exempts those type of stairs from having to comply with the height between floor levels or landings requirement.

18-02-36

Project:0

Riley Park Pool Renovation,Greenfield

C

18242

The code calculates the fixture count based upon the cumulative area of surface water per the Swimming Pool Code.

The proponent is requesting that no additional fixtures be required in the expansion of the facility / pool area. The owner does not anticipate an increase resulting in an occupant load exceeding 560 as a result of the proposed expansion project. A sign will be posted at the pool restricting the bather load to a maximum of 560. Similar variance have been granted.

18-02-37

Project:393852

World of Beer Bar + Kitchen,INDIANAPOLIS

C

(b) The code requires thresholds if provided, to be ½ inch maximum in height. The request is to allow the storefront entrance to have a non-compliant threshold. Proponent states there is a second egress which will be modified to be compliant. Per the proponent, the building is located in a historic district where changes to the existing storefront system are typically not allowed. What is the height of the threshold?

C

18243

(a) The code requires stairways to have a minimum width of 44 inches, headroom 80 inches, maximum riser height of 7 inches, with a minimum tread depth of 11 inches. The request is to allow the existing stairway to remain as is with the width being 30 inches, headroom less than 80 inches, riser height 7.5 inches, and tread depth 10 inches. Proponent states the stairway is not a required means of egress. It is used for kitchen and staff to communicate between the basement kitchen and storage areas and the dining areas on the first floor. Building is being converted from mercantile to restaurant.

C

(c) The code requires the ceiling height in the means of egress, occupiable spaces, habitable spaces, and corridors to have a height of not less than 7 feet 6 inches. The request is to allow some areas in the basement to have ceiling heights of 6 feet 8 inches, due to bulkheads, openings, and duct work passing overhead. Proponent states this is an existing condition.

18-02-38

**Project:397151 North Harrison MS-
Physical Education Addition,Ramsey**

C

18244

The code allows a light hazard sprinkler system to limit coverage at 52,000 sq. ft. on any one floor.

The request is to allow the coverage to be 55,372 sq. ft.

The project involves construction of a physical education addition of 23,548 sq. ft. to the existing middle school. With the addition, the existing sprinkler riser serving the physical education addition will have a total coverage area of 55,372 sq ft.

The proponent states the existing riser and system piping is designed to deliver the required flow and pressure to the most remote point of the addition, as required and, the sprinkler system will comply with all requirements based upon the demand for the hydraulically most remote area, as required.

18-02-39

Project:0 Reception Hall for Harrison Wedding Barn,Jamestown

C

18246

The code requires a sprinkler system in Group A-2 Occupancies where the fire area has an occupant load of a 100 or more.

A sprinkler system will not be provided in an event space (A-2 fire area) with a calculated occupant load of 266. The new building will be 1-story with approximately 6,480 square feet with A-2 fire area of 4,720 square feet. The building will be separated from the existing building with a 2-hour fire wall.

A fire alarm system and smoke detection system tied to the fire alarm system will be provided. Neither are required by code. A shunt trip will be provided to shut off any sound equipment when the fire alarm system is activated. Maximum travel distance is 50, code permits 200. Five exits will be provided, with 4 exiting directly to the exterior. Two exits are required.

18-02-40

**Project:0 Grain Processing Corporation Maltrin
Expansion, Washington**

- C (d) The code requires Class III Standpipes to be provided where a building has a floor level located more than 30 feet above grade. The request is to allow Class III Standpipes to be omitted. The floor level is located 47 feet above grade.
- C (c) The code requires an automatic sprinkler system to be provided throughout all buildings containing a Group F-1 occupancy where the fire area exceeds 12,000 sq. ft. The request is to allow Enclosure 305 to be added to the existing 301/302/303 Enclosures without having to sprinkler the building. Proponent states a variance was granted in 1997 to not sprinkler the existing structure. What is the square footage of the new fire area?
- C (b) The code requires shaft enclosures for floor openings connecting more than 2 stories. The request is to allow unprotected floor opening in the 3-story structure. Proponent states the structure is for support of process equipment and not for human occupancy, and enclosure of floor openings is not feasible based upon the great number of openings in floors created by placement of process equipment.
- C 18249
- (a) The code prohibits additions to building or structure plus the existing building from exceeding the allowable area or height based on the construction type. The request is to allow Enclosure 305 to be added to existing Enclosures 301, 302, 303 without having to separate the addition from the existing enclosures with a fire wall. Without separation, the new addition with the existing enclosures, would exceed the allowable area and height for Type II-B construction. The facility is a wet corn milling process. Proponent states the only person occupying the combined area of 301 and 305 is a single control room operator in 301. There will be infrequent occupancy by 1 or 2 additional runners. What is the sq. ft. and height of the new addition and the existing enclosures? What is the allowable area for Type II-B construction?

18-02-41

**Project:0 Grain Processing Corporation 306-307 Maltrin
Exp, Washington**

C (c) The code prohibits a building or structure from exceeding the allowable area and height based on the construction type. Allowable height for F-1 occupancy Type II-B construction is 2-stories. The request is to allow the F-1 occupancy of Type II-B construction to exceed the allowable area and height. What is the square footage of the building. What is the allowable area for the building?

C (d) The code requires shaft enclosures for floor openings connecting more than 2 stories. The request is to allow unprotected floor opening in the 7-story structure. Proponent states the structure is for support of process equipment and not for human occupancy and enclosure of floor openings is not feasible based upon the great number of openings in floors created by placement of process equipment. The upper floor levels in the building are not intended for human occupancy, except for infrequent monitoring or maintenance.

C (e) The code states that buildings 75' or taller are required to be designed as a high rise.

The proponent is requesting that it not be designed as a high rise.

The structures highest floor is 176'. upper floor levels in the building are not intended for human occupancy, except for infrequent monitoring or maintenance. The process will include explosion venting and suppression system in areas involving dry product where there is a dust hazard. A 1-hour stair enclosure will be provided serving all upper levels (not provided in the original 302-303 Enclosure). A standpipe connected to a water supply will be provided to serve all upper floor levels of the Enclosure.

C 18250

(b) The code requires automatic sprinkler protection in an F-1 Occupancy fire area exceeding 12,000 sq. ft.

The request is to not install the required sprinkler system in Enclosure 306-307.

C 18250

(a) The code requires access to two exits from all upper levels.

The request is to allow one (1), one hour enclosed stair to be provided from the upper level.

**18-02-41 Project:0 Grain Processing Corporation 306-307 Maltrin
Exp,Washington**

The upper floor levels in the building are not intended for human occupancy, except for infrequent monitoring or maintenance. The process will include explosion venting and suppression system in areas involving dry product where there is a dust hazard. There will be 2 employees per shift with 1 or 2 additional runners.

**18-02-42 Project:0 Sandwich Shop Cosmopolitan on the
Canal,Indianapolis**

C 18252

The code requires that cooking hood exhausts be at least 36" from the building air intake.

Proponent states the type II hood for a small conveyor pizza oven is 29" from the building air intake, and has been for several years.

The building is protected with an automatic fire suppression system per NFPA 13. The pizza oven is for small frozen pizzas no raw fatty proteins or products on pizza.

18-02-43

Project:373279 Regenstrief Institute Inc - Headquarters,Indianapolis

- C (d) The code prohibits any penetrations into and openings through interior exit stairways unless it's something that serves the stairway. The request is to allow a 6-inch cast iron roof drain to penetrate a stair enclosure above the ceiling on the 3rd floor. The cast iron drain exits the stair enclosure through the slab on grade, therefore not penetrating the rated enclosure on the discharge end of the drain.
- C C/NVR - (b) The code requires doors and doorways that are part of an accessible route to comply with the maneuvering clearances at doors. Proponent states the stair doors were cited for not having latch side maneuvering clearances and states stairs are not considered part of an accessible route. Therefore, the maneuvering clearance requirement for doors on an accessible route does not apply to stair doors.
- C 18253
- (a)The code requires fixed sidewall grab bars to extend 54 inches minimum from the rear wall. The request is to allow the horizontal grab bars in the fitness toilet room to be 52 inches from the rear wall. It has the required 42 inches minimum in length. Proponent states the grab bars are already installed.
- C (c) The code requires raised character and Braille exit signs to be placed adjacent to each door to an area of refuge, an exterior area for assisted rescue, an exit stairway, an exit ramp, an exit passageway, and the exit discharge. Proponent states a violation was issued for not having Tactile exit signs located at exterior exit doors. The proponent has interpreted exit discharge to be the door leading to the outside from the enclosed stair and feels the violation was written in error.

18-02-44

Project:0 SUPERIOR LOFTS,FORT WAYNE

- B 18006
- Schindler Elevator will utilize 6mm steel wire governor rope instead of the required minimum diameter of 9.5mm.

18-02-45

Project:389930

**Stadium Facility for Tabernacle
Presbyterian, INDIANAPOLIS**

C 18245

(a) The code limits service counters to a maximum of 36 inches in height. The request is to allow the concession and ticket counters to be 37 inches in height. Proponent states construction is complete and was cited at final inspection.

C (b) The code requires guards to be not less than 42 inches high where appliances, equipment, fans, roof hatch openings or other components that require service are located within 10 feet of a roof edge. The request is to allow the hatch to be 9 feet 6 inches from the west edge of the roof and not have a compliant guard. There's a parapet on the west side of the roof that is constructed at 39-3/4 inches and 40-1/4 inches above the roof. Compliant guards are provided at the access side of the roof hatch.

C (c) The code requires landings to be provided at the top and bottom of ramps, points of turning, entrance, exits and at doors. Handrails are to be continuous and extend 12" beyond the top and bottom of ramp runs. The request is to allow an exterior ramp to not have a landing on both sides of a gate and handrails that are not continuous and do not extend beyond the top/bottom of the ramp runs. Proponent states adding a landing on both sides of the gate would cause an increase in the slope of the ramps, making them less accessible and steeper than permitted and the handrail extensions would obstruct the landings/walkway at the bottoms of the ramps.

18-02-46

Project:385648

Annex 41, Terre Haute

C 18240

The code requires all toilet and bathing rooms to be accessible.

The proponent is constructing a four story apartment building. After relocating shower head and controls during construction, the clear floor space for the shower does not comply with code.

First and Second Floor showers will have shower head and controls relocated back to original location for code compliance. If any need for wheelchair users located on Third or Fourth Floors the proponent will have shower remodeled, at Owner's cost, to comply with code.

18-02-47

Project:0

UND FAMILY HALL,Notre Dame

B

18003

Schindler Elevator will utilize 6mm steel wire governor rope instead of the required minimum diameter of 9.5mm.

18-02-48

Project:395812

UND - Rolfs Basketball Practice Facility,NOTRE DAME

C

18271

LATE REQUEST

(a) The code requires sprinklers under or near the peak of a roof or ceiling to have deflectors located not more than 36 inches vertically down from the peak. The request is to allow the sprinklers to be omitted in the fenestration/skylight above the entry lobby 201. The skylight area is approximately 300 sq. ft. The lobby ceiling on either side of the skylight will be provided with extended coverage sprinklers designed to cover the lobby area. No furnishings or other combustible items will be located in this area. Proponent states the concern is the pipes freezing in the area due to the area being surrounded by three exterior glazed walls.

C

(b) Where a building or a portion thereof is to be sprinklered throughout, the code requires the building to be fully sprinklered. The request is to allow an existing 120 sq. ft. vestibule (2H1A) to not have sprinklers in that area. Proponent states, the vestibule is used as a weather break, with room for pedestrian entrance and egress only. No combustible materials will be stored or staged within the vestibule. The vestibule is short in height and attached to a two and one-half story opening on a glazed wall. Proponent states, running a sprinkler system is difficult to protect from freezing conditions.

18-02-49

Project:0 Adams Central Community Schools, Monroe

- C (c) The code requires that corridors be one hour rated in Group E occupancy where the corridor serves more than 30 occupants and the building is not fully sprinklered.

The proponents request is to permit the new corridors within the renovated areas to be non-rated. The project involves a classroom addition (38,815 sf.), a gymnasium addition (31,156 sf.), and the renovation of portions of the existing school.

The area being renovated, including adjoining corridors, will be sprinklered per NFPA 13.

- C 18247

- (a) The code states that required means of egress shall be maintained during construction unless the temporary means of egress is approved.

The proponent states the an existing exterior exit will be closed during the construction. Closing the exit will create a temporary dead end of approximately 28 feet. A temporary wall will be constructed to reduce the dead end corridor from 59 feet to approximately 28 feet. Based upon a corridor width of 10 feet, a maximum dead end of 25 feet is permitted.

Travel distance will not exceed the required 200 feet. Proponent states that exit lighting and signage will be adjusted as necessary to accommodate the planned modifications. The temporary means of egress as described will be from March 1, 2018 - January 31, 2019.

- C (b)

The code requires a 4 hour fire wall for separation.

The proponent is requesting the use of a 2 hour fire barrier in lieu of the 4 hour wall for area separation.

The additions will be protected throughout with an automatic sprinkler system per NFPA 13. The additions will be structurally independent of the existing building.

