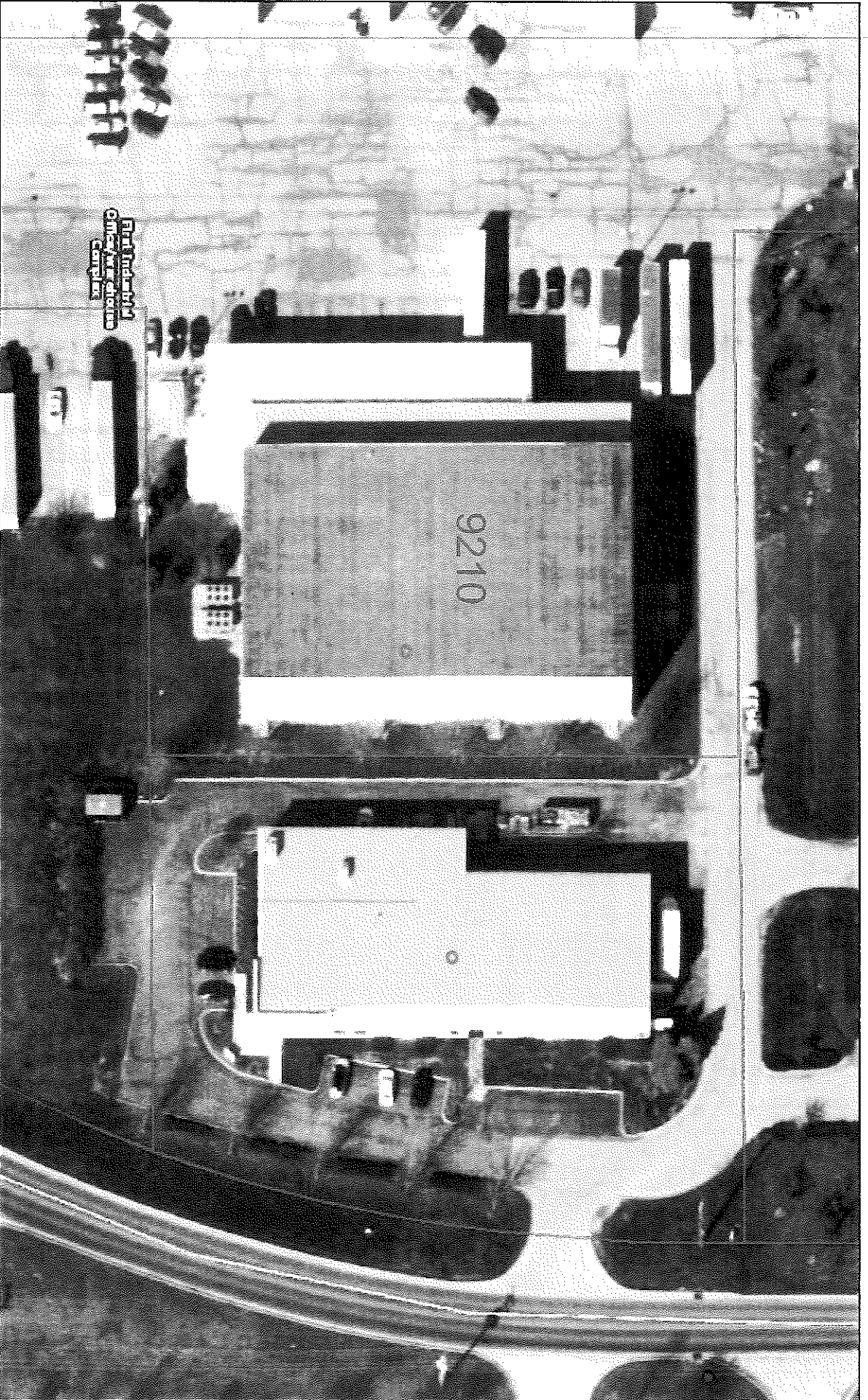


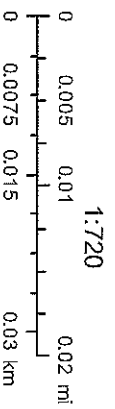
17-11-29

City of Noblesville



November 8, 2017

- Address Points
- hydrants
- Parcels



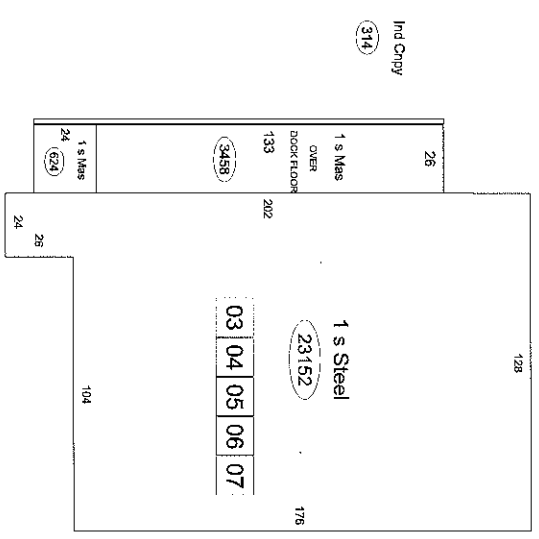
Basemap information here

IMPROVEMENT DATA

29-11-18-008-002.000-013 Property Class: 310
9200 E 146th St

PHYSICAL CHARACTERISTICS

ROOFING	Build-up				
WALLS	Brick	Yes	2	U	
FRAMING	1 s Mes				
FINISH	UP	SF	FO	FD	
HEATING AND AIR CONDITIONING	Heat	0	1255	0	
PLUMBING	A/C	0	27234	0	
	Full Baths				8
	Half Baths				8
	Extra Fixtures				8
	TOTAL	0			8



SPECIAL FEATURES

Description	Value
CSTRGI	148020
CSTRGD	9990
CSTRGD	9990
CSTRGD	9990
CSTRGI	31430
INDCRPY	4540

SUMMARY OF IMPROVEMENTS

ID	Use	Styry Const	Year Eff	Base Rate	Rate	Rate	Area	Computed Value	Phys Obsol Market %	Value
C	IMRHSSE	0.00	1980	1979	A	0.00	N	0.00	27234	1628070
								43	6	100
									100	872300

P Key	#Units	AVSize	Floor	Perim	PAR	Height	Use SF	Use %	Rate	Fr Adj	WH Adj	OT Adj	BASE	BPA %	Subtot	U Fin	Ot Adj	IntFin	Div W	Lightg	AlrCon	Heat	Sprink	SF Pr	X SF	Subtot	Plumb	SpHeat	Exheat	TOTAL	Qual/Gr	RGN	Use Dep	43/0	43/0	43/0	43/0
GCI30	1	1078	4	1078	4	12	18304	67.21%	42.39	0.00	-1.00	3.44	50.83	100%	50.83	0.00	0.00	0.00	0.00	3.89	-1.51	0.00	53.21	973960	1401310	12800	213960	0	1628070	C	1628070	43	6	100	100	872300	
GCI30	1	1078	4	1078	4	12	4217	15.48%	42.39	0.00	-1.00	3.44	44.83	100%	44.83	0.00	0.00	0.00	0.00	3.89	-1.51	0.00	47.21	199090	144440	12800	213960	0	144440	C	144440	43	6	100	100	872300	
GCI12	1	1078	4	1078	4	12	1255	4.61%	70.63	0.00	-3.00	70.63	100%	70.63	0.00	0.00	0.00	0.00	0.00	3.89	-1.51	0.00	66.79	83820	144440	12800	213960	0	144440	C	144440	43	6	100	100	872300	
GCI30	1	1078	4	1078	4	12	3458	12.70%	42.39	0.00	-3.00	39.39	100%	39.39	39.39	0.00	0.00	0.00	0.00	3.89	-1.51	0.00	41.77	144440	144440	12800	213960	0	144440	C	144440	43	6	100	100	872300	

(LCM: 100.00)

Data Collector/Date: JP 09/21/2011
Appraiser/Date: BGM 07/09/1998
Neighborhood: Neigh 293411 AV
Supplemental Cards: TOTAL IMPROVEMENT VALUE: 872300

TABLE 3206.2
GENERAL FIRE PROTECTION AND LIFE SAFETY REQUIREMENTS

COMMODITY CLASS	SIZE OF HIGH-PILED STORAGE AREA ^a (square feet) (see Sections 3206.2 and 3206.4)	ALL STORAGE AREAS (See Sections 3206, 3207 and 3208) ^b					SOLID-PILED STORAGE, SHELF STORAGE AND PALLETIZED STORAGE (see Section 3207.3)		
		Automatic fire-extinguishing system (see Section 3206.4)	Fire detection system (see Section 3206.5)	Building access (see Section 3206.6)	Smoke and heat removal (see Section 3206.7)	Draft curtains (see Section 3206.7)	Maximum pile dimension ^c (feet)	Maximum permissible storage height ^d (feet)	Maximum pile volume (cubic feet)
I-IV	0-500	Not Required ^a	Not Required	Not Required ^e	Not Required	Not Required	Not Required	Not Required	Not Required
	501-2,500	Not Required ^a	Yes ⁱ	Not Required ^e	Not Required	Not Required	100	40	100,000
	2,501-12,000 Public accessible	Yes	Not Required	Not Required ^e	Not Required	Not Required	100	40	400,000
	2,501-12,000 Nonpublic accessible (Option 1)	Yes	Not Required	Not Required ^e	Not Required	Not Required	100	40	400,000
	2,501-12,000 Nonpublic accessible (Option 2)	Not Required ^a	Yes	Yes	Yes ^j	Yes ^j	100	30 ^f	200,000
	12,001-20,000	Yes	Not Required	Yes	Yes ^j	Not Required	100	40	400,000
	20,001-500,000	Yes	Not Required	Yes	Yes ^j	Not Required	100	40	400,000
	Greater than 500,000 ^g	Yes	Not Required	Yes	Yes ^j	Not Required	100	40	400,000
High hazard	0-500	Not Required ^a	Not Required	Not Required ^e	Not Required	Not Required	50	Not Required	Not Required
	501-2,500 Public accessible	Yes	Not Required	Not Required ^e	Not Required	Not Required	50	30	75,000
	501-2,500 Nonpublic accessible (Option 1)	Yes	Not Required	Not Required ^e	Not Required	Not Required	50	30	75,000
	501-2,500 Nonpublic accessible (Option 2)	Not Required ^a	Yes	Yes	Yes ^j	Yes ^j	50	20	50,000
	2,501-300,000	Yes	Not Required	Yes	Yes ^j	Not Required	50	30	75,000
	300,001-500,000 ^{g, h}	Yes	Not Required	Yes	Yes ^j	Not Required	50	30	75,000

For SI: 1 foot = 304.8 mm, 1 cubic foot = 0.02832 m³, 1 square foot = 0.0929 m².

- a. When automatic sprinklers are required for reasons other than those in Chapter 32, the portion of the sprinkler system protecting the high-piled storage area shall be designed and installed in accordance with Sections 3207 and 3208.
- b. For aisles, see Section 3206.9.
- c. Piles shall be separated by aisles complying with Section 3206.9.
- d. For storage in excess of the height indicated, special fire protection shall be provided in accordance with Note g ~~when required by the fire code official~~. See also Chapters 51 and 57 for special limitations for aerosols and flammable and combustible liquids, respectively.
- e. Section 503 shall apply for fire apparatus access.
- f. For storage exceeding 30 feet in height, Option 1 shall be used.
- g. Special fire protection provisions including, but not limited to, fire protection of exposed steel columns; increased sprinkler density; additional in-rack sprinklers, without associated reductions in ceiling sprinkler density; or additional fire department hose connections shall be provided ~~when required by the fire code official~~.
- h. High-piled storage areas shall not exceed 500,000 square feet. A 2-hour fire wall constructed in accordance with Section 706 the *International Building Code* shall be used to divide high-piled storage exceeding 500,000 square feet in area.
- i. Not required when an automatic fire-extinguishing system is designed and installed to protect the high-piled storage area in accordance with Sections 3207 and 3208.
- j. Not required when storage areas are protected by early suppression fast response (ESFR) sprinkler systems installed in accordance with NFPA 13.

RALPH GERDES CONSULTANTS

BUILDING CODES
127 East Michigan Street
Indianapolis, Indiana
(317) 238-9850

FIRE SAFETY
Suite 400
46204
FAX (317) 637-3511

October 19, 1995

Mr. Melvin J. Carraway, Secretary
Fire Prevention and Building Safety Commission
302 W. Washington Street, Room E208
Indianapolis, IN 46204

APPEAL OF LOCAL ORDER

BABY SUPERSTORE
8810 U.S. 31 SOUTH
INDIANAPOLIS/MARION COUNTY
SBC PROJECT NO. 221561

Dear Mr. Carraway:

At the Wednesday, November 8, 1995 Commission Hearing, we request one (1) order of correction dealing with the 1990 Indiana Fire Prevention Code, Table No. 81.105 be reviewed by the Commission under IC 22-13-2-7(a). The City of Indianapolis, Department of Metropolitan Development, has issued an October 13 Notice of Correction (attached) for smoke removal system to be provided for the building.

We dispute this issue on the basis that the 20 year old building is "grandfathered" and offer the following:

1. The new tenant will have rack storage of merchandise up to 15 feet high.
2. Although the most recent tenant, Phar-Mor, did not have storage above 12 feet, the original tenant, Zayre, did have merchandise above 12 feet high.
3. The General Administrative Rules (675 IAC 12-4-11), Rule 4, Sec. 11 reads:

"(a) Any building or structure lawfully in existence at the time of the adoption of any rule of the Commission for new construction may have its existing use or occupancy continued without having to be altered to comply with such a rule.

(b) The provisions of subsection (a) do not excuse non-compliance with Section 9 of this rule, with 675 IAC 22-2, or any other applicable rule of the Commission.

(c) No change in the character or use of any building or structure shall be permitted which shall cause the building or structure to be classified within a different occupancy group or within a different division of the same occupancy group ..."

Ignoring 675 IAC 22-2 (1990 Indiana Fire Prevention Code), the above indicates that the building need not be retrofitted with smoke removal.

RECEIVED

DIRECTOR

SEVA

Mr. Melvin J. Carraway, Secretary
Baby Superstore

Page 2 - #749
October 19, 1995

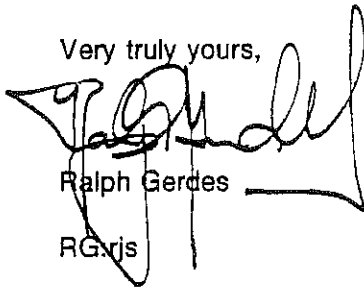
4. The 1990 Indiana Fire Prevention Code (675 IAC 22-2), Section 1.103(b), scope reads:

"... Building and building systems legally in existence at the adoption of this code shall be permitted to continue so long as they are maintained in a condition that is equivalent to the quality and fire resistive characteristics that existed when the building was constructed, altered, added to or repaired ...".

I believe, again, this "grandfathers" the building (irregardless of whether or not there was previous high-piled storage).

We request reversal of the above order by the Commission. All interested parties will be in attendance, by copy of this letter, for the November 8, 1995 hearing to discuss these issues.

Very truly yours,

A handwritten signature in black ink, appearing to read 'R. Gerdes', written over a horizontal line. The signature is stylized and cursive.

Ralph Gerdes

RGxjs

cc: Mariys Pedtke - DFBS
Mara Snyder - Office of the State Fire Marshal
Jeff Dean - DDS No. 95028968
Mark Kinsey - Abrams Construction, Inc.
Mark Odom - P. M. Architects, Inc.

#749

FOR INFORMATION
CALL:

Inspection Services

Construction 327-5525
EXT 247
Zoning 327-5525
EXT 585
Unsafe Bldgs. 327-5525
EXT 602
FAX 327-5539
Permit Services

Building Permit 327-5154
S-E-P-HVAC

Improvement S
Location Permit 327-5154

Historic
Preservation 327-4406

Dept of Trans.
Permit Section 327-5244

Dept. of Public Works

Drainage
Flood Control 327-4878

8:24 P. 02/10

Notice of Correction

No. 95028968

Department of Metropolitan Development
Division of Development Services

9810 U.S. 31
Address of Violation

10/13/95
Date

Inspector *[Signature]*
Phone Number

Person Served Title Company

Mailed To
Comments: Indiana Fire Prevention Code Table
81.105 - smoke and heat vents or a mechanical
smoke-removal system are required in accordance
with Sec. 81.107.

Sec. 8-108
Any person, partnership or corporation violating any provision of this chapter or any building standard or procedure thereof shall be guilty of a misdemeanor and may be subject to a fine in any sum not exceeding two thousand five hundred dollars (\$2,500).

Do Not Remove This Notification

Oct 16 95

Fax: 317-327-5539

DMD INSPECTION SERV.

INDIANA DEPARTMENT OF FIRE AND BUILDING SERVICES
OFFICE OF THE STATE BUILDING COMMISSIONER

October 30, 1995

MEMORANDUM

TO: Fire Prevention and Building Safety Commission
FROM: TSREI Staff *MP 10/30*
SUBJ: Staff Advisory: Request for Review of Local Order

1. Please see the attached request to the Commission. The proponent's point of view is that the requirements of the fire code do not pertain to this building by virtue of the GAR provision 675 IAC 12-4-11 (presumably (a)).
2. Staff's position is that 675 IAC 12-4-11(b) dictates that the fire code must be complied with in this case, specifically, "(b) The provisions of subsection (a) do not excuse non-compliance with . . . 675 IAC 22-2 . . .". As you know, Rule 675 IAC 22-2 is the fire code.
3. Regarding the fire code provision at Section 1.103(b), Scope, staff's position is that increased height in storage increases the need for fire resistive characteristics, and does not constitute a condition that is continuing, but constitutes a change in use.

MAP/rab

Attachments

cc: File

the agency has been doing much more than has been required by statute, so they're cutting out some of the cost prohibitive extras, such as the extra plans.

Following discussion, Commissioner Donath moved to adopt ISA Document #95-243. The motion was seconded by Commissioner Blair, voted on, and carried. Commissioner Lehman voted in opposition to the motion, explaining that it did not benefit local building officials.

8. Chairman Cundiff declared a short break at 1:30 pm. The meeting was reconvened at 1:40 pm.

9. New Business - General (Continued).

a. Chairman Cundiff introduced two appeals for reviews of local building orders as follows:

- (1) Baby Superstore
8810 U.S. 31 South
Indianapolis, Marion County
SBC Project Nol. 221561

Ralph Gerdes, representing the tenant of the building, discussed details of a correction notice from the city to provide a smoke removal system for the building. Mr. Gerdes detailed the building which has been in existence for about 20 years as a retail store. There is a new store moving in - Baby Superstore. Their merchandise will be stored up to a height of 15'. The storage area was cited for not meeting the requirements for high-piled storage requirements of the fire code; specifically for the need for smoke and heat venting and smoke removal. Mr. Gerdes disagreed with the local officials, believing that the building is "grandfathered". His reasons for believing so were listed in a letter to Melvin Carraway, Commission Secretary, requesting the review, and a copy of which was given to each Commissioner. The immediate previous owner was a Phar-Mor which did not have merchandise stored above 12' high, but previous to Phar-Mor, the building was a Zayre store. He has a letter from a contractor stating that the Zayre stores generally had high-piled merchandise storage, up to 15' high, and that the building did have high-piled storage prior to the fire code taking effect. He does not see a change of use or occupancy of the building. It was a B-2 Type and remains a B-2. The building was in legal existence before adoption of the statewide fire code in 1986 when requirements for high-piled storage were introduced in Indiana. He didn't believe that there is a great change in the heights of the piled storage, and the quality and fire resistive characteristics of the building when constructed have been maintained.

Commissioner Schoeff expressed her belief that when Phar-Mor moved in after Zayre's moved out, there was a discontinued

use of high-piled storage. Now the new tenant is coming in and rather than continuing the 12' storage height, he is changing to high-piled storage again. Mara Snyder stated that the fire code applies to actual use of current existing structures no matter what its previous use was or the height of its storage, or when it was built. At issue is the "use". Mr. Gerdes then asked if he understood she was saying that even if the immediately previous owner had had high-piled storage and the new tenant continued the use of high-piled storage, the new tenant would have to meet the requirements no matter that it was a continuous use of high-piled storage. Ms. Snyder said yes.

There was disagreement as to the GAR interpretation and the Fire Code interpretation of this issue. Commissioner Roach wished clarification by staff of the seemingly conflicting code requirements/exceptions to the requirements of the GAR and the Fire Code, Section 1.103. Commissioner Donath disagreed with Mr. Gerdes' comments about maintenance of fire safety characteristics, stating that it is not known whether Zayre's had rack storage or just storage, nor any other pertinent information.

After lengthy discussion, Commissioner Donath moved not to modify or reverse the order of the local building official to Baby Superstore of Indianapolis. The motion was seconded by Commissioner Lehman, voted on, and carried. Commissioner Fuller voted in opposition to the motion.

- (2) New Augusta Public Academy-South Campus
New Augusta
Project #93086

Barry Reid, Code Consultant - Barry Reid & Associates, Inc., represented the owner in this appeal for an administrative review. Mr. Reid reported that this is a new elementary school. Several kindergarten teachers have requested that a 30" residential range with the recirculating hood above be installed in their classrooms for preparation of cookies, cakes, or other snacks for use by the students. Pike Township Fire Department has cited the owner, stating that a Type I hood is required, rather than a Type II hood and a fire extinguishing system is required over the range areas. Mr. Reid maintains that the range use does not consist of commercial use, as indicated in the cited code, and does not need a commercial type hood, or the sprinkler system. The ranges will be used minimally and there is a master switch so the ranges cannot be turned on when there is no teacher present.

After brief discussion, Commissioner Schoeff moved to reverse the order of the local fire official. The motion was seconded by Commissioner Shoulders, voted on, and carried.