

STAFF REPORT

Report Date: 04/05/2021

"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

20-12-77

C

Project:

New Beginnings Child Care,Crawfordsville

20733

TABLED BY PROPONENT 04/05/2021.
TABLED BY COMMISSION 02/02/2021.
TABLED BY COMMISSION 01/05/2021.

The code requires an automatic sprinkler system to be provided throughout buildings with a Group I daycare fire area unless the daycare facility is at the level of exit discharge and every room where care is provided has at least one exterior exit door. The request is to allow the sprinkler system to be omitted and to have no exterior doors coming from rooms that provides care. Proponent states all classrooms will be monitored by video camera reviewed in director's office. Two staff members will be in each classrooms.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the January 5, 2021 meeting.

*****Paper Filing*****

21-02-27

C

Project:0

Lowe's Home Improvement ,Columbus

20768

TABLED BY COMMISSION 03/02/2021.

The code does not permit storage of aerosol above height of 6 feet. The request is to store the product over the 6 feet requirement. There is no in rack sprinkler system above the 6 feet.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the March 2, 2021 meeting.

21-02-32

C

Project:0

Good Shepherd Montessori School,South Bend

20788

TABLED BY COMMISSION 03/02/2021.

b. The code requires a final score of zero or more in all categories, Fire Safety, Means of Egress, and General Safety in order to pass the Chapter 34 Evaluation. variance request is to permit an additional 16 points to be credited in the Fire Safety column, 7.6 points in the Means of Egress column, and 13.6 points in the General Safety column in Table 3412.7 in order to achieve an overall passing score. The proponent states that smoke detection system will be tied to the fire alarm system throughout the building. Each of the two (2) exit stairs are enclosed with fire-resistive construction, including 1-hour rated doors.

21-02-34

Project:419938

The Crystal Coop Reception & Event Center,ANDERSON

C

20793

WITHDRAWN BY PROPONENT 04/05/2021.

b. The code states in buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S, and in places of religious worship, the main exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. The request is to allow key-operated locking device from the egress side with occupant load over 300.

C

20793

WITHDRAWN BY PROPONENT 04/05/2021.
TABLED BY COMMISSION 03/02/2021.

a. The code states that an automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists: 1. The fire area exceeds 5,000 square feet; 2. The fire area has an occupant load of 100 or more; or 3. The fire area is located on a floor other than a level of exit discharge serving such occupancies. The request is to not provide an automatic sprinkler system. The proponent states that the chapter 34 meets minimum safety score.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the March 2, 2021 meeting.

C

20793

WITHDRAWN BY PROPONENT 04/05/2021.

d. The code states that a manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies where the occupant load due to the assembly occupancy is 300 or more. Group A occupancies not separated from one by at least 1-hour rated fire barriers shall be considered as a single occupancy for the purposes of applying this section. The request is to not provide an occupant notification system as required for more than 300 persons. The proponent states that they will provide an interconnected system in the banquet room and visual/audible alarms in the other rooms.

21-02-34

Project:419938

The Crystal Coop Reception & Event Center,ANDERSON

C

20793

c. The code states the provisions of this chapter shall control the change of occupancy of existing buildings and structures. This chapter shall not be used to convert structures of other than Class 1 to Occupancy Groups A or E. The request is to allow an existing barn to change occupancy to an A-2 occupancy. The proponent states that the structure has been evaluated and meets the requirements for chapter 16 of the 2012 IBC.

21-03-27

Project:0

Catey Heritage Farm, Barn Renovation,Peru

C

20823

b. The code states the provisions of this chapter shall control the change of occupancy of existing buildings and structures. This chapter shall not be used to convert structures of other than Class 1 to Occupancy Groups A or E. The request is to allow the conversion of an existing Agricultural Building to a Class 1 Structure classified as A-2 Occupancy. The proponent states that a structural evaluation has been conducted to confirm the existing structure's capacity to support all gravity and lateral load requirements per IBC. Also states that the building will pass the Chapter 34 evaluation with installation of smoke (heat) detection and fire alarm system, per sec 907, throughout.

C

20823

a. The code requires the number of plumbing fixtures to be provided based on the type of occupancy and the number of occupants. The request is to temporary use portable restrooms to comply with the fixture count requirements. The proponent states that permanent restroom facilities will be added within 2 years of opening.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the April 6, 2021 meeting.

21-03-28

Project:0 Carmel High School Performing Arts Additions / Renovations,Carmel

- C d. The code requires the entire building to be sprinklered throughout in meet the unlimited area provisions of the code. The request is to allow for the addition of 25,570 square feet, which will be sprinklered. The existing auditorium will continue to not be sprinklered.
- C c. the code states that the entire building needs to be sprinklered throughout in order to take the exception for rated corridors. The request is to allow for the existing auditorium to not be protected as it is protected by a fire barrier not a fire wall. The addition will be protected.
- C 20824
 - a. The code states the existing wall need to be structurally independent being 4 hour for an unlimited area E occupancy. The request is to construct an addition of 25,570 square feet (performing arts). This will place the existing variance into non compliance 02-08-14(b). This variance will allow for compliance of prior variance.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the April 6, 2021 meeting.
- C b. The code requires an unlimited area E occupancy to have 60 of open yard space. The request is to have 40 feet on the east side of the building for a total of 395 lineal feet. This is what the existing variance was approved 02-08-14(a). This request will allow for the previous variance to stay within compliance.

21-03-29

Project:0 318 IOWA,INDIANAPOLIS

- C 20828

The Residential Code requires structure exterior walls with a fire separation distance less than 3 feet to have not less than a one-hour fire resistive rating with exposure from both sides, and cannot have any openings. The request is to allow openings on the east side of the dwelling to remain and not fire rate the west side of the house (6'6") of new construction to this dwelling. The proponent states that if the openings are not to remain, the previous openings were smaller making it more difficult for emergency egress.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the April 6, 2021 meeting.

21-03-30

C

Project:0

West Fork Whiskey HQ2 Facility, Westfield

20830

The code states high-hazard Group H occupancy includes, among others, the use of a building or structure, or a portion thereof, that involves the manufacturing, processing, generation or storage of materials that constitute a physical or health hazard in quantities in excess of those allowed in control areas complying with Section 414, based on the maximum allowable quantity limits for control areas set forth in Tables 307.1(1) and 307.1(2). The request is to allow production area and barrel storage area for distilled spirits to have quantities of Class IB / Class II liquids exceeding maximum allowable quantities (MAQ) for F-1 and S-1 Occupancies. The proponent states that the 2021 International Building Code, includes exceptions 18 and 19 to Sec. 307.1.1 for distilling and storage of distilled spirits where otherwise conforming to the requirements of the International Fire Code.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the April 6, 2021 meeting.

21-03-31

C

Project:0

BAPS Hindu Temple Addition - Griffith, Griffith

20831

The code requires an automatic sprinkler system to be installed in Group A-3 occupancies where the fire area has an occupant load of 300 or more. The request is for the proposed entry solarium/foyer addition + existing building to not be provided with an automatic sprinkler system. The proponent states that a maximum occupant load of 299 will be posted.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the April 6, 2021 meeting.

21-03-32

C

Project:0

Tecumseh Renovation,Indianapolis

20843

The code prohibits openings in exterior walls where less than 3 feet from a property line. The request is to allow the replacement and addition of windows on the north and west side of the home within 3 feet on the north side and within 5 feet on the west side of the home. The proponent states that the windows on the west side are used for required egress.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the April 6, 2021 meeting.

21-03-33

C

Project:0

Project Mastodon,Fort Wayne

20845

a. The code states exit access travel distance shall not exceed the values given in Table 1016.2. The request is to allow exit travel distance from the maximum 250 ft to a maximum of 400 ft. The proponent states that to comply with the 250 feet of exit distance would not allow the tenant to store or handle the material in the proposed facility.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the April 6, 2021 meeting.

C

b. The code requires the structure and floor system to be 2-hour rated, due to construction type IA. The request is to not provide fire-resistance rating that is required by Table 601. The proponent states that the sprinkler system will be designed to discharge significant amount of water is applied to the fire and surrounding fuel sources. A secondary water source (tank) will provide three hours to the building fire sprinkler and standpipe system.

21-03-34

C

Project:0

Lighthouse Point Yacht Club,Aurora

20848

The code states marine motor fuel-dispensing facilities shall have an attendant or supervisor who is fully aware of the operation, mechanics and hazards inherent to fueling of boats on duty whenever the facility is open for business. The attendant's primary function shall be to supervise, observe and control the dispensing of Class I, II or IIIA liquids or flammable gases. The request is to not have attended fuel pump stations available during non-staffed operation hours. The proponent states that due to limited fueling stations on the river, not allowing boats to refuel outside the marina operation hours could cause a safety hazard.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the April 6, 2021 meeting.

21-03-35

C

Project:417103

Bodenbender Barn Reuse Project,SALEM

20859

The code states an automatic sprinkler system shall be provided for Group A-3 occupancies when fire area has an occupant load of 300 or more. The request is to not install a fire suppression system. The proponent states that maximum table and chair layout is 240.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the April 6, 2021 meeting.

21-03-36

C

Project:0 University of Southern Indiana Wellness Center,Evansville

20868

The code prohibits addition to buildings or structures plus the existing building or structure from exceeding the height, number of stories, and allowable area based on the construction type. The request is to add 3,215 sq ft to the 1st floor for a new total of 47,479 sq ft, and add 12,800 sq ft to the 2nd floor for a new total of 39,310 sq ft, and add 17,440 sq ft to the 3rd floor for a total of 37,940 sq ft. causing the additions to exceed the allowable area. The proponent states that the sprinkler system design will be enhanced to provide an increased design area of 2,000 square feet (increase of 33%). Also states that the additions do not increase travel distance for the existing building.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the April 6, 2021 meeting.

21-03-37

C

Project:0 Barn at Tulip Trestle,Bloomfield

20874

A Chapter 34 Evaluation will be used to convert an existing class 2 (agricultural structure) into a class 1 structure for an event center being A2 use. The construction type is VB. The proponent states the has restrooms facilities and will be provided with a fire alarm system.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the April 6, 2021 meeting

21-03-38

C

Project:0 The Sporting Club at the Farm - Barn 1,New Albany

20897

The code requires, when using a Chapter 34 Evaluation, a final score of zero or more in all categories (fire safety, means of egress, and general safety) in order to pass the Chapter 34 Evaluation. The request is to allow an additional 8.2 points to be credited in the Fire Safety column in Table 3412.7 in order to achieve an overall passing score. The proponent states that a fire alarm system will be provided with a smoke detection tied to the fire alarm system throughout the building.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the April 6, 2021 meeting

21-03-39

C

Project:0

The Sporting Club at the Farm - Clubhouse,New Albany

20898

The code states the riser should be 7 inches and the hand rail should be 34 inches to 38 inches. The request is to utilize existing stairs which has a riser of 7.25 inches and the hand rail is 32 inches. The proponent states the stairs will not be used by public and that chain and signage will be placed across stairs at main level.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the April 6, 2021 meeting

21-03-40

C

Project:0

The Sporting Club at the Farm - Five Stand Structures,New Albany

20899

The code requires a foundation with depth for permanent construction. The request is to allow a 10 structures to be mounted to a skid at 25 sq ft each. Two of the structures will be mounted to a trailer bed at 495 sq ft each. The proponent states that these structures are exempt from construction design release due to each structure being less than 500 sq ft.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the April 6, 2021 meeting

21-03-43

C

Project:0

Our Lady of Perpetual Hops,NEW ALBANY

20861

The code requires the number of plumbing fixtures to be provided based on the type of occupancy and the number of occupants. The request is to allow temporary port-a-pots to accommodate the expected crowds for events on site instead of adding permanent plumbing fixtures.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the April 6, 2021 meeting.