

STAFF REPORT

Report Date: 07/02/2020

"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

20-03-03

Project:

G.C.C,Fishers

I

20103

INCOMPLETE - project info on application, LBO and LFO notifications are required, Box (7) of the application needs to provide information about the building and how it doesn't comply with code, a floor plan showing the door in question is required, along with the type of lock that will be used. He also needs to send a copy of the violation that was issued.

******NOT REFERRED TO FPBSC BY IDHS FOR DETERMINATION**

20-05-27

Project:412785

Ricochet Tacos,CROWN POINT

C

20208

TABLED BY COMMISSION 06/04/2020.

(a) The code requires a sprinkler system if the fire area is located on a floor other than a level of exit discharge serving Group A-2 occupancy. The request is to allow the fire area of the basement and second floor to be on a floor other than a level of exit discharge. The basement level is used as food prep area for kitchen , coolers and some areas will be non-occupied. Extra fire alarm pull stations, and fire extinguishers will be on the basement level and the second floor level.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the June 4, 2020 meeting.

C

TABLED BY COMMISSION 06/04/2020.

(b) The code requires (2) exits from the basement and 2nd floors where the travel distance exceeds 75 feet. The request is to allow the travel distance to be exceeded on those floors. Per the proponent, the current City water service is not large enough to provide a sprinkler system.

20-05-32

Project:0

Belle Grange Events, LLC,Mitchell

C

20278

A Chapter 34 analysis will be used to convert a 1-story, 5,150 sq. ft. barn, Type V-B construction, 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. Four exits will be provided, two required. Decorative combustible materials will be fire retardant treated. Decorative lighting will be commercial grade, maximum travel distance to an exit is approximately 51 feet, code permits 200 feet, and opening width will accommodate 800 persons; calculated occupant load is 266. No open flames will be in the structure, structural evaluation included.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the June 4, 2020 meeting.

20-05-54

C

Project:409990

Flats at 610,BLOOMINGTON

20306

The double top plate of 1-hour rated partitions with double stud construction interrupts the fire-rated ceiling membrane of a 1-hour floor-ceiling assembly. A max 1-5/8 inch gap between top plates of the double stud walls is filled with 3 inches of compressed mineral wool insulation.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the July 7, 2020 meeting.

20-06-16

C

Project:

Ground well monitor air reciever,Burnsharbor

20333

*****Paper Filing

*****NOT REFERRED TO FPBSC BY IDHS FOR DETERMINATION**

20-06-45

C

Project:

Starbucks Indiana University,Bloomington

20339

The code requires where more than one means of egress are required from any accessible space, each accessible portion of the space shall be served by not less than two accessible means of egress. The request is to allow a new emergency door to be added without adding a ramp. Proponent states this is a requirement by the local building official. Proponent is wanting to use exception #1 Accessible means of egress are not required in alterations to existing building. Per the proponent, the existing front entry door is currently ramped.

*****PAPER FILING

*****NOT REFERRED TO FPBSC BY IDHS FOR DETERMINATION**

20-06-76

C

Project:413646

**Tippecanoe Lake County Club Pool
Replacement,LEESBURG**

20195

The code requires Class B and Class C pools with wading areas to have two (2) hours turn over rate. The request is to allow a zero entry 40,000 gallon pool with wadding area that will be primarily used by adults to have a 6-hour turnover rate. Proponent states it will be costly to have to provide the 2-hour turnover rate.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the July 7, 2020 meeting.

20-06-77

C

Project:0

FWA Bonterra, LLC Swimming Pool,Fort Wayne

20284

The code requires Class B and Class C pools with wading areas to have 2-hour turnover rate. The request is to allow the turnover rate to be 5.23 hours. Per the proponent, chlorine and PH levels will be tested 3x per day the pool is open to make sure there is sufficient chemical level in the pool.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the July 7, 2020 meeting.

20-06-78

C

Project:414528

Murdock Gardens Apartments,LAFAYETTE

20287

The code requires an opening not less than twenty inches by forty inches to be provided to any attic area having a clear height of over thirty inches. Thirty inches minimum clear headroom in the attic space are to be provided at or above the access opening. The request is to allow the opening to be 22 x 36. Model code requires an opening of 20 x 30.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the July 7, 2020 meeting.

20-06-79

Project:0

Riverfront Promenade,Fort Wayne

C

20292

i. The Swimming Pool Code requires dressing rooms, sanitary facilities, baby-changing stations and drinking fountains within 300 feet of the swimming pool. The request is to allow all items to be omitted and available in the residents apartment units.

C

20292

h. The swimming pool code requires a six foot high fence to be provided around the swimming pool. The request is to allow a four foot high fence to be provided a 4-ft high fence on all sides.

C

20292

g. The code requires ten (10) feet of separation and serve the kitchen only. The request for the dwelling units kitchen air intake will be approximately five (5) feet from the oven/range. Similar variance has been granted in the past.

C

20292

e. The code requires two-way communication systems to be provided at the elevator landing on each accessible floor that is one or more stories above or below the story of exit discharge. The request is to not provide the system. Cell phones could be used in emergency situations. Similar variances have been approved in the past.

C

20292

d. The Swimming Pool Code requires pools to have lifeguard chairs where the pool depth is a minimum of (48) inches at a rate of one chair per every (2,000) square feet of water surface, first-aid kit, and phone to call 911. The request is to allow all the items to be omitted. The proponent states residents at the apartment swimming pool will swim at their own risk. People will use cell phones.

C

20292

c. The code requires hoistways of elevators in Group R-2 occupancy buildings that penetrates more than four stops requires hoistway venting. The request is to allow the new elevator in the new dormitory building to not have hoistway venting. The 2015 International Building Code no longer requires venting of elevator hoistways. Similar variances have been granted in the past.

C

20-06-79

Project:0

Riverfront Promenade,Fort Wayne

20292

b. The code requires 3-hour separation wall between the Type IA podium structure and the adjoining Type IIA construction to be a horizontal assembly. The request is to allow a portion of the 3-hour wall to be vertical. The vertical portion of the separation wall will be 3-hour rated and will terminate at the 3-hour horizontal separation on top of the podium. The 3-hour horizontal assembly will be supported by 3-hour rated construction. Similar variance has been granted in the past.

C

20292

a. The code permits a building to have one podium level. The request is to allow the building to have four podium level. Total building will be six levels. Similar variances have been granted in the past. The 2015 International Building Code eliminates the 1-story limitation.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the July 7, 2020 meeting.

C

20292

f. The code requires fire pumps to be located in rooms that are separated from all other areas. The request is to allow water service and associated equipment to be located in the same room as the fire pump.

20-06-80

Project:0 New Castle Middle School Addition and Renovation, New Castle

- C (b) The code permits the travel distance in Group E occupancy to be 250 feet if the building is fully sprinklered. The request is to allow the travel distance to be 260 feet. Building is not fully sprinklered, but per the proponent, in 2022 the building will be 85% sprinklered. The 3-story portion of the building will be 100% sprinklered in 2020.
- C (f) The code permits manual fire alarm boxes to be omitted in Group E occupancies where the building is equipped throughout with an approved automatic sprinkler system, the notification appliances will activate on sprinkler water flow and manual activation is provided from a normally occupied location. The request is to allow the manual fire alarm boxes to be omitted. Building will be 85% sprinklered in the fall of 2020 and the 3-story portion will be 100% sprinklered in 2020.
- C (e) The code requires buildings of Type II-A construction to be of 1-hour rated. The request is to allow two new shafts to be of unprotective steel. This affects eight (8) new column locations, in an elevator shaft, and a stair shaft.
- C 20293
- (a) The code requires in E occupancy, corridors to be fire-resistance rated where serving an occupant load of more than 30 persons and building is not fully sprinklered. The request is to not rate the newly constructed corridors. Proponent states, by fall of 2022, 85% of the school will be provide with new sprinklers, and 100% of the area three (3) story portion. The 3-story portion is separated from the single story by a 2-hour area separation wall.
- *****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the July 7, 2020 meeting.
- C (d) The code requires openings in interior exit stairways to be fire rated. Openings in interior exit stairways and ramps other than unprotected exterior openings are to be limited to those necessary for exit access to the enclosure from normally occupied spaces and for egress from the enclosure. The request is to allow close spaced sprinklers to be used in lieu of 90 minutes openings. Proponent states the owner wants to provide natural light into an art room, that was developed from existing space.
- C (c) The code prohibits buildings and structures from exceeding the allowable height and area based on the occupancy classification and construction type. The request is to allow a new 7,800 sq. ft. auxiliary gym/vestibule addition to be put to a single story gym/natatorium portion of a larger middle school, placing the building in noncompliance for allowable area.

20-06-80

Project:0

**New Castle Middle School Addition and
Renovation,New Castle**

C

(g) The code requires a two-way communication system to be provided at the elevator landing on each accessible floor that is one or more stories above or below the story of exit discharge. The request is to allow two-way communication to be omitted. Proponent states cell phones will be used.

20-06-81

Project:403345

Evergreen Village at Fort Wayne,FORT WAYNE

C

20312

The code permits exhaust outlets to terminate not less than 5 feet horizontally from parts of the same or contiguous building, an adjacent building, adjacent property line and air intake openings into a building where air from the exhaust outlet discharges away from such locations. The request is to allow a new Type I kitchen hood exhaust to be located approximately 14 inches horizontally from the roof of the covered porch on the building. A 6 feet long, 16 gauge stainless steel heat shield will be installed to protect the combustible side of the porch roof and to provide a surface that is easier to keep clean. Heat shield will be cleaned every 3 months per implemented cleaning policy along with yearly inspections of hood exhaust.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the July 7, 2020 meeting.

20-06-82

Project:411809

Bolt & Tie,CLARKSVILLE

C

20323

The codes require that the rated assemblies maintain their 1hr rating with an approved UL assembly for both horizontal and vertical. The request is not to provide such approved UL assembly. The proponent states since this is wood construction and there is no specifically tested EJ /assemblies available and has proposed details that can be installed in the wood construction in a fission which will meet the codes intent.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the July 7, 2020 meeting.