

STAFF REPORT

Report Date: 02/28/2020

"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

19-12-45

C

Project:0

Morgan Acres Barn,Indianapolis

19861

TABLED BY COMMISSION 02/04/2020.

TABLED BY COMMISSION 01/07/2020

TABLED BY COMMISSION 12/03/19.

The provisions/codes 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.

An existing agricultural barn one (1) story in height, 3,358 square feet and Type VB construction has been converted to an A-2 Occupancy event facility. A Chapter 34 analyst was executed with passing scores.

The building will be provided with a smoke and/or heat detection system throughout as required by Chapter 34.

Emergency lighting and exit signs are provided as required.

Two accessible exits are provided on 1st floor and 2 exits are provided off mezzanine level.

Structural evaluation report is provided.

Permanent restroom facilities have been provided.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the December 3, 2019 meeting.

20-01-02

Project:405198

8 Unit Senior Patio Villas,WARSAW

C

19112

WITHDRAWN BY PROPONENT 02/20/2020.

TABLED BY COMMISSION 02/04/2020.

TABLED BY COMMISSION 01/07/2020.

The code requires at least an NFPA 13R sprinkler system to be provided in all buildings with a Group R fire area. The request is to allow an NFPA 13D system to be used in lieu of an NFPA 13R system. These are 1-story senior rental units. Units are separated with 1-hour wall as required, along with the garage.

20-01-55

Project:0

**Howard County Government Center Coroner Addition,
Prosecutor's Offices and Interiors,Kokomo**

C

19927

TABLED BY COMMISSION 02/04/2020.

The code requires accessible routes to coincide with or be located in the same area as a general circulation path. The request is to allow an accessible route that coincides with the main circulation path between the coroner's addition and the existing building to be omitted. Proponent states addition is not accessible to the public. There is an accessible entrance to the coroner's addition from the parking lot adjacent to the accessible building entrance is located.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the January 7, 2020 meeting. (Pending owner's affirmation by 12-27-19)

20-01-61

C

Project:0

Bluffton Street Fair,Bluffton

19962

TABLED BY COMMISSION 02/04/2020.

The code requires fire apparatus access roads to have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. The request is to have some of the streets to be less than the required lane width. Proponent states fire trucks have gone down the same route for years with no problems.

100-300 S Main, 100 N Main; 100-300 W Market, 100 E Market; 100-300 S Marion, 100-300 W Washington, 100 E Washington

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

*****Fire chief opposes the variance. See attachment.

20-01-63

C

Project:0

Rustic Barn at Hopewell,Urbana

19972

TABLED BY COMMISSION 02/04/2020.

A Chapter 34 Evaluation will be used to convert a barn into a building used as a 2-story 5,686 sq. ft. wedding event space Type V-B construction. Chapter 34 is not permitted to be utilized for a conversion of a non-Class 1 structure building into an A occupancy. The request is to allow a 2-story bank barn with 4,810 sq. ft. per floor to be converted into a space used for weddings, banquets, meetings, etc. Shunt trip will be provided. Maximum travel distance is 68 feet; code permits 200 feet. Decorative lighting will be commercial grade, UL listed. Decorative combustible materials will be fire retardant treated. No structural info submitted as of 01/10/2020.

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

20-01-64

C

Project:0

421 N. Penn,Indianapolis

19983

TABLED BY COMMISSION 02/04/2020.

(i) Dwelling unit kitchen air will be returned to warm-air furnace. Return air intake will be approximately five (5) feet from the oven/range. Code requires ten (10) feet of separation and serve the kitchen only.

20-01-66

C

Project:409778

Indy Jet West Expansion,GREENFIELD

19993

TABLED BY COMMISSION 02/04/2020.

The code requires S-1 Occupancy over 12,000 square feet to have a sprinkler/fire suppression system. Aircraft hangars must have a system designed in accordance with NFPA 409, requiring foam suppression system for Group II hangars. The request is not to provide such system for the 9,600 square feet. The existing size is 12,910, which adding the addition will be 22,510 sq. ft.. The proponent states the lack of fire suppression system is not a life safety issue, but a property protection issue.

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

20-01-71

C

Project:0

West of Eden Event Center,Perrysville

19997

TABLED BY COMMISSION 02/04/2020.

The Code does not permit a chapter 34 to be used to convert structures other than class 1 structures to A and E occupancies. The request is for a barn to be converted to an A-2 occupancy Class 1 structure.

The proponent states a NFPA 72 Fire Alarm system will be installed with smoke detection throughout building, there are 4 remote exits (only 2 required). Pond with dry standpipe will be constructed as requested by local fire dept. Shunt Trip breaker will be provided to stop all entertainment sound when alarm system activated.

Barn is of modern post frame construction, slab on grade with a small 300 sq. ft. balcony.

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

20-02-31

C

Project:0

Eastern Hancock Elementary School ,Charlottesville

19974

The code requires existing layers of roof covering to be removed down to the roof deck before new roof covering be installed. The request is to allow only one layer to be removed. Proponent states by removing one existing roof membrane and replacing with our new membrane the overall weight will be reduced by 5 pounds per square foot and increase R-value.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the March 3, 2020 meeting.

20-02-32

C

Project:0

AC Moxy Hotels,Indianapolis

20023

The variance request is to not include a small portion of the site as fire department vehicle access as it pertains to the 75' high-rise requirement.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the March 3, 2020 meeting.

20-02-33

C

Project:0

Salon Dva,Avon

20029

The code does not permit the use of the 3rd floor for said public. The request is to use third floor for existing business. The floor is 550 sq. ft.. The proponent states total floor area excluding the basement is 2,856 sq. ft. less than required rule 13 (3,000 sq. ft.), travel distance to the nearest exterior exit from the 3rd floor will be 70 feet, Two (2) egress stairs are provided from the 2nd floor and two (2) exterior exits are provided from the 1st floor. A single stair serves the 3rd floor, and smoke alarms are provided at the top and bottom of each stair to provide early warning in the means of egress.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the March 3, 2020 meeting.

*****LBO and LFO are opposed of variance.

20-02-34

C

Project:0

Imperial Auto Building Addition,Indianapolis

20038

The code permits Group B, F, M, or S occupancies that are no more than 2-stories, to be unlimited in area where the building is fully sprinklered and is surrounded by 60 feet of public ways or yards. The request is to allow an addition being (Type IIB Construction), 1-story, and 13,500 square feet., reducing the required 60 feet of public ways to 31.59-35.82 feet on 1 side. Proponent states the City of Indianapolis has a zoning ordinance that requires a minimum set back of 30 feet for the rear and sides of a building in an industrial district. Close spaced sprinklers will be installed along the wall that has 30 feet of side yard.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the March 3, 2020 meeting.

20-02-35

C

Project:0

Stacks Rooftop Dining Awning Addition,Valparaiso

20040

The General Administrative Rules require construction projects that require a design release to comply with all rules for new construction of Class 1 structures. The request is to allow a retractable awning and sidewall curtain system added over a rooftop deck without complying with all rules for new construction. The construction has already occurred. The proponent states awning/sidewalls will be tied to a fire alarm system and will automatically retract upon activation of the fire alarm system and will have an Uninterruptible Power Supply (UPS) system to provide backup power.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the March 3, 2020 meeting.

20-02-36

C

Project:0

**American Welding & Gas Addition and
Renovation,Indianapolis**

20042

The code requires an automatic sprinkler system to be provided in high hazard occupancies (Group H). The request is to allow an automatic sprinkler system to be omitted in the a new 1-story 4,260 sf addition to the existing building. The proponent states the flammable refill area (1,380 sf) will be separated with a 4-hour fire wall and the office area (B) will be separated from the rest of the building with a 2-hour fire barrier.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the March 3, 2020 meeting.

20-02-37

C

Project:0

The Laurel Flats Interior Renovation,Crawfordsville

20050

The code prohibits a building from changing its character or use, classifying it into a different occupancy group unless the building complies with all rules for new construction or be evaluated using Chapter 34. The request is to permit a change of use of the portion of the existing building without complying with the rules for new construction or without evaluating the change of use using Chapter 34. The change involves converting areas that were used as offices, classrooms, and auditorium into 29 new apartments.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the March 3, 2020 meeting.

20-02-38

Project:0

Consolidated Civil and Criminal Courthouse, Indianapolis

- C (c) The code requires smokeproof enclosures to be provided in every exit stairway serving floors more than 75 feet above the lowest level of fire department vehicle access. The request is to allow smoke proof enclosures to be omitted.
- C (d) The code permits two story vertical floor openings as long as the floor openings do not connect more than 2-stories, don't contain stairway or ramp, don't penetrate horizontal assembly that separate fire areas or smoke barriers, are not concealed within the construction of a wall or floor/ceiling assembly, not open to corridor in Group I or R occupancies, not open to corridor on nonsprinklered floors, and are not separated from floor openings and air transfer openings. The request is to allow a vertical nonseparated floor opening between level 00 and 01. Floor openings will be protected with 18 inch draft curtain and close spaced sprinklers per NFPA 13.
- A 19526
- (a) Code requires an elevator lobby to be provided at each floor where an elevator shaft enclosure connects more than 3 stories. The request is to not have fire-rated elevator lobby vestibules in this 12 story high rise building. The building will be protected with an automatic sprinkler system per NFPA 13.
- *****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission).
- C (b) The code requires trap primers to be provided for emergency floor drains and other traps subject to evaporation. The request is to allow floor drains to not be provided with trap primers. Traps will be provided with a barrier-type floor drain trap seal device conforming to ASSE 1072 and installed in accordance with the manufacturer's instructions per the 2015 International Plumbing Code.
- C (e) The code requires standpipe outlets to be provided on the intermediate level landings. The request is to allow the outlets to be provided different location due to the arrangement of the stairs.
- C (f) The code requires in Group A occupancies where the occupant load is 1,000 or more, the fire alarm system is to activate an emergency voice/alarm communication system. The request is to allow the fire alarm to have the positive alarm sequence operation.
- C (g) The code requires exits to discharge to the exterior of the building. The request is to allow the courthouse/sheriff's building stair to not discharge directly to the building's exterior. The stair discharges into the lobby, but requires stepping a short distance to the stair to locate the main entrance/egress for the building.

20-02-38

Project:0

Consolidated Civil and Criminal Courthouse,Indianapolis

C

(h) The code permits two story vertical floor openings as long as the floor openings do not connect more than 2-stories, don't contain stairway or ramp, don't penetrate horizontal assembly that separate fire areas or smoke barriers, are not concealed within the construction of a wall or floor/ceiling assembly, not open to corridor in Group I or R occupancies, not open to corridor on nonsprinklered floors, and are not separated from floor openings and air transfer openings. The request is to allow a 3-story opening at the main lobby corridor connecting levels 00, 01, and 02. Floor openings will be protected with 18 inch draft curtain and close spaced sprinklers per NFPA 13.

20-02-39

Project:0

Rolls Royce Plant 5 Demolition,Indianapolis

C

20055

The code limits F-2 occupancy to a maximum travel distance of 400 feet in fully sprinklered building with NFPA 13 system. The request is to allow the travel distance within the existing building to be 500 feet during demolition. The demolition will be started in April 2020. Proponent has agreed to coordinate the location of temporary chain link fencing and signage to ensure any occupants that were to be in the vacated areas will be safety directed to an emergency egress point. Emergency lighting and fire suppression will still be operational as each section is demolished.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the March 3, 2020 meeting.

20-02-40

Project:0

Iotron Industries Building Addition,Columbia City

C

20057

(a) The code requires that openings in a fire barrier shall be protected. The request is to allow 2 conveyor openings in the 1-hour rated fire barrier. The proponent states a sprinkler curtain consisting of close-spaced sprinklers 6 feet on center will be provided at each of the conveyor openings and the conveyor needs to remain uninterrupted for the irradiation process.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the March 3, 2020 meeting.

C

20057

(b) The code requires a minimum 25% on an exterior wall in an H-3 to be the exterior wall. The request is to allow a new H-3 process area being 4,037 square feet to be constructed with none the walls being located on the exterior. The proponent states the linear accelerator structure is not occupied during the time of operation, only when being inspected or maintenance, access for emergency personnel will be through the conveyor, ozone gas is a non-flammable gas, and building will be protected throughout with an automatic sprinkler system per NFPA 13, as required.

C

20057

(c) The code sets a maximum travel distance for H3 occupancies at 150 feet. The request is to allow the distance of 258 feet from within the concrete structure. The proponent states there is no occupancy within the enclosure when the hazard of ozone gas is greater than 0.1 ppm.

C

20057

(d) The code states that 25% of the perimeter of an H3 occupancy be on the exterior wall. The request is to construct 0% of the concrete structure on the exterior wall. The proponent states the placement of the concrete enclosure will complicate the efficiency of the operation.