

STAFF REPORT

Report Date: 05/01/2020

"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

20-01-66

Project:409778

Indy Jet West Expansion, GREENFIELD

C

19993

TABLED BY PROPONENT 04/02/2020.

TABLED BY PROPONENT 03/02/2020.

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.

20-02-32

C

Project:0

AC Moxy Hotels,Indianapolis

20023

TABLED BY COMMISSION 04/07/2020.

TABLED BY COMMISSION 03/03/2020.

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.

20-02-38

C

Project:0

Consolidated Civil and Criminal Courthouse,Indianapolis

TABLED BY COMMISSION 04/07/2020.

TABLED BY COMMISSION 03/03/2020.

(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.

20-03-40

C

Project:0

Bramble Berry Event Center,Indianapolis

20048

TABLED BY COMMISSION 04/07/2020.

(a) The code requires fixtures to be provided in order for a change of a structure. The request is for temporarily use portable restrooms. The proponent states permanent restroom facilities will be added within 1 year of opening and drinking water will be available for occupants during events.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the March 3, 2020 meeting. (Pending designer's affirmation by 2/24/2020.)

C

TABLED BY COMMISSION 04/07/2020.

(b) The chapter controls the change of occupancy of existing buildings and structures. The request is to convert an existing Agricultural Building to a Class 1 Structure classified as A-2 Occupancy. The existing structure is 1,152 square feet.

20-04-56

C

Project:0

New Life Christian Fellowship Church,Fortville

20106

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 to allow the sprinkler to be omitted. Per the proponent there is no city water at site and Fortville has no plans for such improvements for at least 15 years.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the May 6, 2020 meeting.

20-04-57

C

Project:0

IU East Tom Raper Hall Fire Shutters, Richmond

20139

The code requires all buildings and structures, and any part of the fire or explosion systems, and all parts thereof, to be maintained in conformance with the applicable rules of the commission, or applicable rules of its predecessor agencies, in effect when constructed, installed, or altered. The request is to allow non-functional fire shutters that are no longer functional to be removed from openings in the stair enclosure walls for each of the two (2) stair enclosures on the 2nd and 3rd floor levels. Proponent states the shutters were installed in 1993. Openings have draft curtain in excess of 2 feet in depth on each floor level. Building is fully sprinklered with Ceiling sprinklers in the areas immediately adjacent to the stair enclosures. Per the proponent, the shutters no longer function properly and its costly to replace them.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the May 6, 2020 meeting.

20-04-58

C

Project:0

Nature Center Barn at LC Nature Park, Roanoke

20147

A Chapter 34 Evaluation will be used to convert a barn into a 2-story, plus mezzanine (loft) to a nature center. The building has approximately 2,740 sf of floor area on the 1st floor, 3,611 sf on the 2nd floor (including covered porches) and 343 sf on the mezzanine (loft). Building is 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. Maximum travel distance is less than 100 feet. Code permits 200 feet.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the May 6, 2020 meeting.

20-04-59

Project:0

Noblesville Schools Barricade Devices,Noblesville

C

20181

(b) The code requires egress doors to be readily openable from the egress side without the use of a key or special knowledge or effort. The request is to allow the Anchorman device to be installed on the door which will require more than 1 operation to unlock the door.

C

20181

(a) The code requires doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy not be provided with a latch or lock unless it is panic hardware or fire exit hardware. The request is to allow Anchorman devices to be installed on some of the doors with Panic Hardware. All staff and students will be trained on the use of the device, and the device will be used during all safety drills. Per the proponent, a policy will be made stating that the device is only to be used during safety drills. School Resource Officers, administrators, police department officers, and fire department apparatus will be provided with the tool to unlock the door from the outside.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the May 6, 2020 meeting.

20-04-60

**Project:409845 Barnes & Thornburg Fitness Room
Remodel,INDIANAPOLIS**

- C (e) The code requires there to be a floor or landing on each side of a door. The floor or landing is to be at the same elevation on each side of the door. Landings are to be leveled. The request is to allow a level landing to not be provided immediately inside the Fitness Room entrance door from the corridor. The area immediately inside the entrance door has a rise 2 1/4 inches over a length of 3 feet, 1 1/4 inches - or a slope of 6.1%. A contrasting stripe will be provided at the door threshold and at the top of the short section of ramp. The striping will make evident the transition from the threshold to the fitness floor level.
- C 20182
- (a) The code requires a folding seat to be provided on an end wall of a shower and is required to be 15" in width. The request is to allow a fixed seat with a width of 12 5/8 inches in depth to be installed in lieu of the required folding seat. Fixed seats will be provided in each of the two (2) accessible showers in the renovated Fitness Room. Additionally, the overall length of the shower space is 59 inches in lieu of the required 60 inches.
- *****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the May 6, 2020 meeting.
- C 20182
- (b) The ramp providing access to the raised area for treadmills and stair steppers has an as-built slope of 8.97%, which exceeds the maximum permitted slope of 8.33% - 1:12. The as-built ramp has a rise of 7 inches over a horizontal distance of 78 inches.
- C (c) The code requires handrails to be provided on both sides of stairs and ramps exceeding 6 inches of rise. The as-built ramp has a rise of 7 inches. Proponent states the ramp provides access to an area that is solely for lower body/leg workouts, and will not be accessed by wheelchair-bound individuals. Upper body exercise functions are all located on the accessible level of the fitness room. The handrail is as-built.
- C (d) The code requires benches to have seats 42 inches minimum in length, and 20 inches minimum and 24 inches maximum in depth. The request is to allow the as-built bench in each of the locker rooms to have a depth of 15 inches. Per the proponent, the fitness center is for the use of Barnes and Thornburg employees and will not be used by the general public.

20-04-61

Project:0

Promise Lane Barn Renovation,Peru

C

20184

Restroom fixture count will not comply with code. The request is to allow portable restrooms to be used temporarily to comply with the fixture count requirements. Portable restrooms will be provided for events in compliance with code Including provisions for accessibility. Permanent restroom facilities will be added within 2 years of opening. Drinking water will be available for occupants during events.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the May 6, 2020 meeting.

20-04-62

Project:0

Duck Pin Bowling Phase II,Franklin

C

(b) The code requires sprinklers to be provided in Group A-2 occupancy fire area over 5,000 sf. The request is to allow 115 sq. ft. addition will to be added to the existing mezzanine level for new restrooms without adding sprinklers to the building.

C

20188

(a) 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. The request is to allow 5 points to be taken for a building having voice/alarm communication system with no fire command center in lieu of 0 points that is supposed to be taken when there is no command center. Proponent states the hardship is providing a 200 sq. ft.1-hour rated fire command center. Fire command centers are typically required for high-rise buildings. Variance 18-11-40(a) was previously approved for Phase I which included B occupancy office area on the mezzanine. The current Phase II includes conversion of the mezzanine level to additional event space for the bar/duck pin bowling tenant. Second exit is being provided from mezzanine.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the May 6, 2020 meeting.

20-04-63

Project:0

Holy Spirit Catholic Parish Improvements,Indianapolis

C

20204

(a) 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 the proposed 1-story in-fill Parish Center addition of 3,605 sq. ft. and the 600 sq. ft. pedestrian connector between the 1946 and 1966 classroom buildings to not be separated with a fire wall from the existing building which will put the existing building over allowable area for Type II-B construction and exceed the 12,000 sq. ft. threshold for sprinkler system.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the May 6, 2020 meeting.

C

(b) The code requires corridors to be fire-resistance rated in Group A-3 occupancy where the corridor serves an occupant load greater than 30. The request is to allow the 3,605 sq. ft. 1-story in-fill Parish Center addition to not have a fire-rated corridor. Direct exits to the north and south will be provided from the Parish Center addition.

C

(c) The code requires approved fire apparatus access roads 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 as measured around the perimeter of the exterior of the building or facility. The request is to allow the gymnasium addition to not have a fire access road 20 feet in width provided within 150 feet of all portions of the exterior walls as measured around the perimeter of the exterior of the addition.