

STAFF REPORT

Report Date: 10/01/2020

"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

20-03-03

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.

*****PAPER FILING

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

20-07-24

C

Project:0

Knapp Supply Company,Muncie

20376

TABLED BY PROPONENT 09/01/2020.
TABLED BY COMMISSION 08/04/2020.

The code requires buildings and structures, and any part of the fire or explosion suppression systems, and all parts thereof, constructed, installed, or altered prior to the adoption of applicable rules by the commission or its predecessor agencies, to be maintained in a condition at least as safe and sanitary as they were when constructed, installed, or altered. The request is to allow the existing sprinkler system to not be maintained. Proponent states the existing sprinkler system was not maintained by the previous owner. Per the proponent, it would cost too much to maintain the sprinkler system. The building is used for storage under 12 feet in height, class I-V Commodity and some PVC pipes stored to no higher than 6 feet.

*****Fire official opposes the variance.

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

20-07-28

C

Project:416447

Scroggs Barn Event Center,WARSAW

20392

TABLED BY COMMISSION 09/01/2020.
TABLED BY COMMISSION 08/04/2020.

The code states that section 3401.1. of the IBC does not allow Chapter 34 to be used to convert structures of other than Class 1 to Occupancy Groups A or E. The request is to allow a class 2 barn to be converted to a class 1 structure with an A occupancy. The proponent has provided plans to show compliance with 2014 IBC and a Chapter 34 summary.

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

20-09-38

C

Project:0

185 Madison Ave,Peru

20338

The code prohibits removal or modification done to any fire protection system installed or maintained in accordance with the Commission rules unless the servicing fire department is notified prior to receiving approval from the building official. The request is to allow the sprinkler system to be permanently shut off and disconnected from the local water company and removed from building.

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

20-09-39

C

Project:0

Walmart Distribution Center IND3,McCordsville

20446

The code states Buildings or areas protected by ESFR sprinkler system are permitted to have 400 feet exit travel distance. The request is to allow new 3 level warehouse / distribution center over 3 levels with ESFR sprinkler systems will have exit travel distance up to 480 feet for occupied areas and 700 feet for non-occupied robotic storage system. The proponent states that the building will have an automatic sprinkler system throughout the building, roof height of 72 feet allowing large volume of smoke to fill before affecting egress route.

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

20-09-40

C

Project:407676

Marian Hills Farm Toilet,FORT WAYNE

20452

Permanent restroom fixtures will not be provided as required by code. The request is to allow a mobile restroom trailer to be used during each event for the code required number of plumbing fixtures. The restroom trailer will provide accessible, code compliant facilities for the occupants of the building. Drinking water will be available during the events.

This is a request to extend the time that was placed as a condition for variance 17-12-37.

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

20-09-41

C

Project:0

Pitt Ohio Terminal,Indianapolis

20457

The code requires on-site fire hydrants and main be provided when a portion of a building or facility is more than 400 feet from a hydrant on a fire apparatus access road. The request is add a 20 pound fire extinguisher on each of the three canopy columns instead of having a fire hydrant installed within the 400 feet. The proponent states that the canopy is not constructed of combustible material.

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

20-09-42

Project:395903

Vermont St Hotel,INDIANAPOLIS

- C e. The code allows fire retardant treated (FRT) plywood/materials to be installed in exterior wall assemblies, except when the wall is not required to be rated. The request is utilize fire retardant treated (FRT) plywood/materials as part of the one hour exterior wall assemblies on the North and East walls
- C f. The code requires all exterior walls of Type I-B construction that are less than 30 feet from line to be 1 hour rated. The request is for the east wall of a "greenhouse wall system" will be non-rated. The building is fully sprinklered.
- C d. The code does not permit combustible projections within 5' of the line used to determine the fire separation distance. The request is to allow the varying distances along the different sections of the walls, where other distances cause some portions of projections to exceed the minimum allowed. The proponent states if the north side road easement is included and measured from its center line of the road; it would comply with code. The building will be sprinklered per NFPA 13.
- C c. The code prohibits exterior wall openings of a building from exceeding its permitted percentage of openings based upon fire separation distance to the adjoining property lines. The request is to allow various windows/vent openings along the north and east walls are non-rated. The proponent states all non compliant windows along the North and East walls will have laminated or tempered glass with close spaced sprinklers no more than 12" from the surface, and no more than 6 feet on center along the surface and building will be protected throughout by an automatic fire suppression system per NFPA 13.
- C 20463
- b. The code limits Combustible exterior wall coverings shall be limited to 40 feet in height above grade plane. The request is to use combustible materials on exterior up to the 78 feet height.
- C 20463
- a. The code limits the use of fire retardant treat plywood/materials (FRT) for exterior at the height of 60 feet the type IB. The request is to allow for the use of FRT material up to 78 feet. The proponent states building will have a 13 R sprinkler system. The applicant also indicates that the West and South side walls face public streets, the North faces a parking lot, and the East is open green space.

20-09-42

Project:395903

Vermont St Hotel,INDIANAPOLIS

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

20-09-43

Project:0

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

C

20466

The code requires an automatic sprinkler system to be provided in high hazard occupancies (Group H). The request is to replace previously approved variance 20-02-36 with the project being redesigned and scope significantly reduced. The flammable fill building was previously to be attached w/ 4-hour fire wall, will now be detached. The proponent states this will clean up operations, including separating flammable fills from the rest of the building, making the building safer than existing. The new flammable fill building (H-2) will be detached, separated from existing building by 100 feet and 50 feet from property lines. An emergency alarm system is provided throughout the buildings and monitored on site at a constantly attended security station. The LEL detection system when activated will automatically shut down processes and activate ventilation to quickly exhaust any flammable gases released.

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

20-09-44

Project:416759

RVH Trucking,TIPPECANOE

C

20469

The code states multiple LP-gas container installations with a total water storage capacity of more than 180,000 gallons shall not be separated by a distance less than 25 feet (7620 mm) between LP-gas container groups. The request is to separate tanks 7 feet apart in two different groups of tanks. The proponent states the facility will be completely nitrogen controlled to allow emergency shut down of all tanks and valving from multiple locations throughout the facility. Smart hoses will be installed on all out bound bulkheads with an 8 inch agriculture water well will be installed on property for fire department in case of emergency.

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

20-09-45

C

Project:413756

Huntington Union Bldg Renovations,HUNTINGTON

20473

The code requires sprinkler protection for the underside of exterior roof overhangs and canopies where of combustible construction and exceeding 4 feet in width. The request is for existing roof soffits on the north and south sides of the building and the underside of the new 250 sq ft entrance canopy will not be provided with automatic sprinkler protection. The proponent states the soffits and entrance canopy are made of heavy-timber construction and are considered equivalent to a 1-hour rating. Soffits and canopy are separated from the interior of the building with an exterior masonry wall construction.

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

20-09-46

C

Project:416804

**Sanders School MEP & Interior
Improvements,INDIANAPOLIS**

20490

The code requires doors and sidelights adjacent to doors containing one or more glazing panels that permit viewing through the panels to have the bottom be 43 inches maximum above the floor. The request is to allow bottom of the glass to be 48 inches above the finished floor area.

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

20-09-47

C

Project:0

Winco Fireworks Distribution Center,Anderson

20491

The code requires in each story, the building area shall be such that the sum of the ratios of the actual building area of each separated occupancy divided by the allowable building area of each separated occupancy does not exceed 1. The request is to allow a mixed used building with separate occupancies of B and H-3 to have a ratio sum of 1.296. Per the proponent, (6) exits will be provided from the warehouse, building will not be open to the general public, will be operated by employees only, and required fire barrier of 1-hour will be increased to 2-hours. Building is fully sprinklered with NFPA 13 system.

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

20-09-48

C

Project:0

The Barn at Sioux-Monti,Idaville

20505

a. 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 agriculture building to a Class 1 with an A-2 occupancy. The proponent states that structural evaluation has been conducted to confirm the existing structure's capability to support all load requirements per IBC.

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

C

b. The code states plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 2902.1. The request is to temporarily use portable restrooms to comply with the fixture count requirements. The proponent states provisions for accessibility will be included with the portable restrooms. Permanent restroom facilities will be added within 1 year for approval through November 2021.

20-09-49

C

Project:0

Purdue University Tent Project,West Lafayette

20414

The code prohibits temporary tents and membrane structures from being erected for a period of no longer than 30 days within a 12 month period. The request is to allow the tents to be up for more than 30 days.

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

20-09-50

C

Project:0

Armstrong Hall,West Lafayette

20515

The code states temporary membrane structures, tents, air-supported or air-inflated structures shall not be located within twenty (20) feet of lot lines, buildings, other temporary membrane structures, other tents, parked vehicles, or internal combustion engines. The request is to locate a tent within 7 feet of the lot line. The proponent states that it will be used as a study space and will provide social distancing during the pandemic.

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

20-09-51

C

Project:0

Bailey Hall North,West Lafayette

20516

The code states temporary membrane structures, tents, air-supported or air-inflated structures shall not be located within twenty (20) feet of lot lines, buildings, other temporary membrane structures, other tents, parked vehicles, or internal combustion engines. The request is to allow a tent to be located within 12 feet of a lot line. The proponent states that the tent will be used for music organization class, standing only, no cooking. This is to provide social distancing during the pandemic.

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

20-09-52

C

Project:0

Bailey Hall South,West Lafayette

20517

The code requires temporary membrane structures, tents, air-supported or air-inflated structures to not be located within twenty (20) feet of lot lines, buildings, other temporary membrane structures, other tents, parked vehicles, or internal combustion engines. The request is to allow a 30 x 60 tent, located in Bailey Hall parking lot, used for the Purdue Music Organization classes, to be located within two feet of a lot line and 19.5 feet from the building. Bailey Hall is fully sprinklered. Proponent states the sprinkler design density exceeds the minimum requirements of sprinkler systems for an ordinary hazard design occupancy. No cooking will be done under the tent. Per the proponent, there will be standing only, no chairs.

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

20-09-53

C

Project:0

Ford Dining Tent,West Lafayette

20518

The code states temporary membrane structures, tents, air-supported or air-inflated structures shall not be located within twenty (20) feet of lot lines, buildings, other temporary membrane structures, other tents, parked vehicles, or internal combustion engines. The request is to allow a tent to be located within 18 feet of a lot line. The proponent states that the tent will be used for dining and study purposes only, no cooking. This is to provide social distancing during the pandemic.

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

20-09-54

C

Project:0

Taxman Cityway Brewery,Indianapolis

20522

The code states temporary tents, air-supported, air-inflated or tensioned membrane structures shall not be erected for a period of more than thirty (30) days within a 12-month period on a single premises. The request is to allow sail shade structures to be erected for approximately 6 months from April to September each year. The proponent states that the shade sails will be open on all 4 sides, will meet flame propagation criteria of NFPA 701, and will allow rain to fall through the mesh fabric.

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

20-09-55

C

Project:417025

Pine Cone Recycling (subsidiary of Waste Away Group),ELKHART

b. The code requires a sprinkler system to be provided in Group S-1 occupancies where the fire area exceeds 12,000 sq. ft. The request is to allow the sprinkler system to be omitted in the 58,900 sq. ft. building.

C

20524

a. The code prohibits buildings or structures from exceeding the height, number of stories, and allowable area based on the construction type. The request is to allow a new membrane structure to exceed the allowable area for Type VB construction. The building will be 59,800 square feet structure used as a storage facility for wood recycling for animal bedding. The proponent the building will have at least 60 feet of open yard space surrounding it on all sides and is not regularly occupied.

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

20-09-56

Project:0

Homestead High School Additions and Renovations, Fort Wayne

C

20526

The code requires means of egress is to be maintained during construction and demolition, remodeling or alterations and additions to any building. The request is to allow use of temporary means of egress provisions for occupied areas during construction. The construction will be phased and will end 2024.

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