

STAFF REPORT

Report Date: 08/28/2020

"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

20-07-18

Project: 400415

Maple Leaf Performing Arts Center, NASHVILLE

D

20332

b. The code requires that stair treads be of uniform size and shape. The tolerance between the largest and smallest tread depth shall not exceed 3/8 inch in any flight of stairs. The request is to allow one stair in both stairs to have a tread depth of the stair 25 inches at one end and 15 inches at the other. The proponent states yellow safety stripe has been painted at the stair tread and additional lighting.

D

20332

a. The code limits service counters to a maximum of 36 inches in height. The request is to allow the concession and ticket counters to be 42 inches in height. The building has been open since August 2019.

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

20-07-24

C

Project: 0

Knapp Supply Company, Muncie

20376

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.

20-07-25

C

Project: 0

Indy Horror Story, LLC, Indianapolis

20384

TABLED BY COMMISSION 08/04/2020.

The code prohibits the change of use of any building or structure unless the building or structure complies with the requirements for new construction or Chapter 34 Evaluation. The request is to allow an existing 6,000 sq. ft. retail building recently used as a church and now being converted into a special amusement building (similar to a haunted house) to not have to comply with the rules for new construction or Chapter 34 Evaluation. Building will not be sprinklered. Proponent states the building will be used from September to February, 48 nights and will be comprised of only 10 rooms totaling approximately 2,000 sq. ft. and 2-stories. Per the proponent, there will be a maximum of 24 guests in the entire building at a time in addition to 12 actors and 3 staff members. Eight guests at a time are escorted by staff from room to room. Smoke/fire detectors will be in each room with an alarm panel in a monitored control room. Each room will have a CCTV video camera. All staff, control room monitor and on-site police officer will stay in contact via 2-way radios.

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

20-07-26

C

Project: 0

Velocity 70, Greenfield

20390

TABLED BY COMMISSION 08/04/2020.

The code states that customers, patrons and visitors shall be provided with public toilet facilities in structures and tenant spaces utilized as restaurants, night clubs, places of assembly, and retail sales occupancies. The request is to bring in four portable restrooms while they are onsite for 4 months. The proponent states due to time restrictions to properly build office and restrooms it will result in a loss of business.

*****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 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.

New Variances

20-08-25

C

Project :413640

Bottleworks Building 13, INDIANAPOLIS

20402

The code requires fire department connections to be located on the street side of buildings. The request is to allow the connection supplying the sprinkler-standpipe system to be located in pedestrian arcade just off Massachusetts Avenue. The proponent states that the street side facade is constructed with concrete columns behind each solid pilaster which are not wide enough to accommodate the FDC.

*****LFO opposes the variance.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the September 1, 2020 meeting.

20-08-26

C

Project: 0

Torsion Group Building Expansion, Evansville

20403

Fire department access distance to all parts of the building addition will exceed 150'.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the September 1, 2020 meeting.

20-08-27

**Project: 0 Purdue University Engineering & Polytechnic Gateway,
West Lafayette**

- A e. The code states a two-way communication system shall be provided at the elevator landing on each accessible floor that is one or more stories above or below the story of exit discharge complying with Sections 1007.8.1 and 1007.8.2. The request is to not have a two-way communication system provided at the elevator landing on the lower level, second, third, fourth, and fifth floors. The proponent states that cell phones are widely used as communication and will provide a more readily available means of communication for the purpose intended. The building will be protected throughout with an automatic sprinkler system per NFPA 13.
- C b. The code states an interior exit stairway and ramp shall not continue below its level of exit discharge unless an approved barrier is provided at the level of exit discharge to prevent persons from unintentionally continuing into levels below. The request is to not provide barriers at the level of exit discharge in each of the three (3) enclosed stairs. The proponent states there will be openings to the interior of the building, with exterior glazing to make the level of exit discharge obvious with exit signage provided. This building will be protected with sprinkler system per NFPA 13.
- C c. The code states openings in interior exit stairways and ramps other than unprotected exterior openings shall 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 have convenience openings for pedestrian use in two of the three enclosed stairs on the 1st floor. The proponent states the openings will be protected fire assemblies with a minimum 90-minute fire rating, one is a fire shutter, and the other will be a rated side-hinged swinging door on hold-opens. The building will be protected with an automatic sprinkler system per NFPA 13.
- C a. The code states Sec. 5801.1, IFC requires storage and use of flammable gases to be in accordance with the 2010 Edition of NFPA 55. Compressed gases shall also comply with Chapter 53 and cryogenic fluids shall also comply with Chapter 55. The request is for the hydrogen gas system will be designed per Sec. 10.1.3 of the 2016 Edition of NFPA 55, which does not require design as a bulk flammable gas system where the quantity is less than 5,000 cubic feet. The proponent states that the proposed system will not exceed 2,250 cubic feet, in compliance with IBC/IFC limits for a control area where the gas is stored in approved gas cabinets. The Powertrain Lab will be separated with 1-hour fire barrier. The system will be closed-container. This building will be protected throughout with an automatic sprinkler system.
- *****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the September 1, 2020 meeting.
- C d. The code states where nonrated walls or unprotected openings enclose the exterior of the

stairway and the walls or openings are exposed by other parts of the building at an angle of less than 180 degrees (3.14 rad), the building exterior walls within 10 feet (3048 mm) horizontally of a nonrated wall or unprotected opening shall have a fire-resistance rating of not less than 1 hour. The request is to have nonrated exterior windows and doors to be located within 10 feet of unprotected exterior windows and exterior exit door in stair 1 on the 1st floor. The proponent states that the building will be protected throughout with sprinkler system per NFPA 13 and sprinklers will be located at ceiling level within 12 inches of exterior openings exposing the stairway to protect the stair from fire exposure.

- C f. The code states smoke detectors shall not be installed in unsprinklered elevator hoistways unless they are installed to activate the elevator hoistway smoke relief equipment. The request is to provide smoke detector in elevator hoistways. The proponent states that smoke detector is permitted in Section 21.3.6 of the 2016 Edition of NFPA 72 base on the function to initiate Phase I emergency recall operations.

20-08-28

Project: 413441

Leatherman Supply Renovation, GOSHEN

- C 20410

The code requires the ceiling height in the means of egress, occupiable spaces, habitable spaces, and corridors to have a height of not less than 7 feet 6 inches. The request is to allow some areas in the second floor to have ceiling heights of 7 feet down to 6 feet 2 3/8 inches . Proponent states this is largely due primarily to the height of the existing building structure.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the September 1, 2020 meeting.

20-08-29

Project: 416552

**Renovations of Sycamore Elementary School -
2020, KOKOMO**

C

20411

The code requires corridors in E occupancy to be one-hour fire resistance rated, along with rated assemblies when the occupant load served by the corridor exceeds 30 if the building is not equipped throughout with a sprinkler system. The request is to allow remodeling to the corridors that involves creating openings needing to be infilled with new rated walls, and adding new non-rated doors in existing non rated walls to not have rated construction, nor assemblies. New corridor will extend through the new administration area, and reconfigure of media, small large group instruction area, creating and infilling with new walls, adding new doors and windows, etc. Existing building is not sprinklered, nor have rated corridors. The existing non-rated corridors are approximately 753 lineal feet. New and remodeled corridors are approximately 90 feet. Existing smoke detection and fire alarm system will be extended into the new corridors.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the September 1, 2020 meeting.

20-08-30

Project: 0

2020 WM Kelley Additions, New Albany

C

20412

The code permits one story Group S-2 and F-2 occupancies to be unlimited in area where the building is surrounded by public ways or yards of at least 60 feet. The building is surrounded on 3 sides that are at least 60 feet (the north, south, and west side). The east side has approximately 26' of clearance to the nearest property line, which is adjacent to a property for an inactive railroad with a 60 right of way. The request is to allow two new additions, totaling approximately 4,043 sq. ft., to be located in two different locations around the building. One addition on the north side is located in an area of the building that still meets the 60 feet requirements. The facility is a steel fabrication plant and the building addition will expand an existing production warehouse area and relocate their current maintenance area. Several variances have already been granted allowing the building to be added.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the September 1, 2020 meeting.

20-08-31

Project: 404190

Eastwood Middle School, INDIANAPOLIS

C

20419

(a) Required means of egress are to be maintained during construction and demolition, remodeling or alterations and additions to any building. The request is to allow several new additions totaling 37,476 sq. ft. to be constructed that will affect the means of egress from the existing building. Proponent states exit lighting and signage will be adjusted as necessary, and fire drills will be conducted to familiarize staff and students with the temporary egress layout.

*****This variance supersedes Variance 18-10-31a, due to completion of the project in August, 2021, in lieu of November 30, 2020.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the September 1, 2020 meeting.

C

(b) The code prohibits any portion of a building or structure from being occupied until the required fire detection, alarm, and suppression systems have been tested and approved. The request is to allow portions of the building to be occupied prior to the sprinkler system being installed throughout the building and to allow each phase to be designed and viewed as a fully sprinklered building, including nonrated corridor construction and allowable area. Sprinkler system will be installed in phases. Proponent states the system will be fully functional throughout at the conclusion of the project.

***** Variance supersedes Variance 18-10-31b due to completion of the project in August, 2021 in lieu of November 30, 2020.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the September 1, 2020 meeting.

20-08-32

Project: 0

Muncie Area Career Center Relocation, Muncie

C

20433

b. The code requires an automatic sprinkler system installed in accordance in E occupancies greater than 12,000 sq. ft. in area. The request is for 20,372 sq ft, which includes a small area of existing circulation space. The request is for the portion of the existing building to be converted to E Occupancy from B Occupancy will not be provided with an automatic sprinkler system. The proponent states building is Type IIB Construction - noncombustible construction. Existing wood stairs, mezzanines and interior partitions will be demolished as part of this project. Fire alarm system is existing in the building with smoke detection provided in corridors. An existing 1-hour fire barrier separating Units A and B from the rest of the building will be upgraded to a 2-hour fire barrier. Egress lighting and exit signs will be provided per code. Egress travel distance will be a maximum of 175 feet, less than the maximum 200 feet per code.

C

20433

a. The code prohibits buildings and structures from exceeding the building height and area based on the type of construction. The request is for an existing building to be converted to E Occupancy from B Occupancy will exceed the area allowed for Type IIB Construction. Allowable area is 22,937 sq. ft for the area to be changed to E Occupancy with the total building area is 60,831 sq. ft. The proponent states an existing 1-hour fire barrier separating Units A and B from the rest of the building will be upgraded to a 2-hour fire barrier. A fire alarm system is in the building, egress lighting and exit signs will be provided per code. Egress travel distance will be a maximum of 175 feet, less than the maximum 200 feet per code. Existing wood stairs, mezzanines and interior partitions will be demolished as part of this project.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the September 1, 2020 meeting.

20-08-33

Project: 0

Heritage Event Center, Greensburg

C

20435

a. 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 portable toilet facilities will be provided for in accordance with Table 2901, at least one portable toilet will be accessible. Permanent restrooms are available on site. There is one toilet available in the barn building itself. Additional men's and women's restrooms are available in the greenhouse building which is connected by a concrete walkway to the barn and less than 500-feet away. Additional portable toilets will be rented from or pumped by a company licensed with IDEM as required by the health department. Portable hand-washing stations will be provided and drinking water will be provided for occupants during events.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the September 1, 2020 meeting.

C

b. The code states that 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 for an existing agricultural barn two (2) stories in height with an overall first floor area of 4,529 sf with 3,862 sf devoted to A-2 occupancy. It is Type VB construction has been converted to an A-2/B Occupancy event facility. The proponent states that the building will be provided with a smoke and/or heat detection system throughout and a fire alarm system will be provided throughout with strobes and horns per Section 907 IBC and NFPA 72. Battery backup exit lights are provided throughout first floor with battery backup emergency lights are provided throughout the first floor. Three new exits will be provided with one existing exit and two new being fully accessible at grade and the other by new path to connect concrete walkways, that exits directly to the exterior. All egress doors are provided with panic hardware and closers.