



IDHS Staff Variance Report

Staff Recommendations Notations Explanation:

"**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.

Variance Information

Staff Comments and Recommendations

<p>Variance Number: 17-11-59</p> <p>Project Name: Removal of Fire Drop Doors</p> <p>Address: 501 Northridge Drive, Shelbyville, IN 46176</p> <p>Code Section: 2014 Indiana Fire Code Section 703.4</p> <p>Variance Conditions: Drop down fire doors not inspected/operational.</p> <p>Staff Recommendation Category: C</p> <p>Complete?: Yes</p>	<p>Code Services Staff Comments: The code requires drop down fire doors to be inspected and tested annually. The request is to allow the doors to not be inspected, but have them removed. Proponent states the previous owner had the doors installed in hazardous material/chemical areas. The current owner does not have areas used for storage of hazardous/flammable chemicals and want to remove the doors. Proponent further states two of the doors need to be replaced which would cost \$40,000-\$50,000.</p> <p>State Building Commissioner's Comments: N/A</p> <p>Other Comments (if applicable): TABLED BY THE COMMISSION 02/08/18. TABLED BY COMMISSION 01/03/18. TABLED BY COMMISSION 12/05/17. TABLED BY COMMISSION 11/08/17.</p>
<p>Variance Number: 17-12-37 (a)(b)</p> <p>Project Name: Marian Hills Farm</p> <p>Address: 5910 Maples Road, Fort Wayne, IN 46816</p> <p>Code Section: (a) 2014 Indiana Building Code Section 3401.1; (b) 2014 Indiana Building Code Section 3401.3</p> <p>Variance Conditions: (a) An existing one story barn constructed in 1881 will be changing occupancy to be used as an assembly occupancy and will be evaluated using</p>	<p>Code Services Staff Comments: (a) A Chapter 34 analysis will be used to convert a 1-story, 4,300 sq. ft. barn, with wrap around deck, 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. The structure is not heated and will only be used during the warmer months of the year and primarily on weekends. Structural evaluation has been done and is attached. (b) 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. Proponent states</p>

Section 3412 of the 2014 Indiana Building Code. Section 3412 is not permitted to be used to convert a barn to a Class 1 Structure. **(b)** An existing barn being converted to an assembly occupancy will not be provided with permanent plumbing fixtures within the building. The code requires plumbing fixtures to be provided in accordance with Table 2902.1.

Staff Recommendation Category: (a) C; (b) C

Complete?: Yes

Variance Number: 17-12-56

Project Name: Berne Crossing

Address: 169 W. Main Street, Berne, IN 46711

Code Section: 675 IAC 12-4-11: Occupancy of existing buildings

Variance Conditions: An existing building previously used as a retail store will be used by The Crossing National as one of their facilities that assist struggling students to become contributing members of their communities through academics, job training and faith-based character education. Because The Crossing National program is recognized as a school by the State Board of Education, the location is classified as a school. The inspector has cited the facility as a change of occupancy and the GAR requires the building to be modified to comply with the requirements for a new building or use Chapter 34 of the Building Code.

Staff Recommendation Category: C

Complete?: Yes

Variance Number: 18-01-09

Project Name: 4 Blast Furnace

Address: 1 N Broadway, Gary, IN 46402

Code Section: ASME A17.1 2007 Section 2.27.3.2

Variance Conditions: Elevator structure has no smoke alarms and heat detection present with device. Requesting a variance of no smoke alarms due to adverse conditions on site (heat, smoke, and dust).

Staff Recommendation Category: C

Complete?: No. Still Incomplete. Missing LBO's acknowledgement.

restrooms will be constructed once city water and sewer is brought to the area in the coming years.

State Building Commissioner's Comments: N/A

Other Comments (if applicable): PAPER FILING. See application in online meeting materials. TABLED AT PROPONENT'S REQUEST 02/08/18. TABLED AT PROPONENT'S REQUEST 01/03/18. TABLED BY COMMISSION 12/05/17.

Code Services Staff Comments: The code prohibits a building or structure from being classified within a different occupancy group without being made to comply with the requirements for new construction or evaluating the change of occupancy using Chapter 34 Evaluation. Violation was written stating building was previously used as an "M" occupancy and is now being used as an "E" occupancy without filing plans with Plan Review to bring building into compliance with an "E" occupancy. Proponent states the building functions more like a Group "B" occupancy than a Group "E" occupancy and quotes the exception to the General Administrative Rules (GAR) section, stating that since this building was constructed prior to April 30, 1998 and function more like a Group "B" occupancy, the GAR would not consider the use a change of occupancy. The request is to consider the building's use as a Group "B" occupancy. Proponent states no more than 50 occupants will be in the building at any one time and students come to the facility and work individually on computers with the help of mentors.

State Building Commissioner's Comments: N/A

Other Comments (if applicable): TABLED AT PROPONENT'S REQUEST 02/08/18. TABLED AT PROPONENT'S REQUEST 01/03/18. TABLED BY COMMISSION 12/05/17.

Code Services Staff Comments: The Elevator Code requires smoke alarms and heat detection to be provided with elevator. The request is to allow the systems to be omitted. Proponent states, requiring smoke alarms and heat detection to be installed would constantly cause false fire alarm due to the extreme heat, dust, and adverse environmental conditions. The elevator is a freight and is not used by the public. Violation was issued.

State Building Commissioner's Comments: N/A

Other Comments (if applicable): PAPER FILING. See application in online meeting materials. TABLED BY COMMISSION 02/08/18. TABLED BY COMMISSION 01/03/18.

<p>Variance Number: 18-01-14</p> <p>Project Name: Moose Lake Craft Village</p> <p>Address: 11330 E 500 S, LaOtto, IN 46763</p> <p>Code Section: 2014 Indiana Building Code Section 3401.1</p> <p>Variance Conditions: An existing Class 2 Structure single family home of approximately 6,600 sf has the accessory structures now attached and utilized as a Class 1 Structure, which consists of gift shops, dining and meeting space. The accessory structures have been evaluated per Chapter 34 and has passing scores. The Chapter 34 evaluated the accessory structure to the most restrictive use, which is an A-2 Occupancy. The variance request is permit the Class 2 structure to a Class 1 structure, to be separated with a 1-hour fire rated wall and doors in lieu of a 2-hour fire barrier.</p> <p>Staff Recommendation Category: C</p> <p>Complete?: Yes.</p>	<p>Code Services Staff Comments: Chapter 34 is not permitted to be utilized for a conversion of a non-Class 1 structure to an A occupancy. The request is to allow an existing accessory structure (Class 2 structure) to be used as a Class 1 structure. The accessory structure is attached to a single family home, and will be used as gift shop, dining, storage, kitchen, and meeting spaces. The accessory structure will be separated from the home with 1-hour rated wall and doors in lieu of a 2-hour fire barrier. Travel distance to nearest exit is 50 feet. Fry/Stove in stock room? What will be the use of the second floor?</p> <p>State Building Commissioner's Comments: N/A</p> <p>Other Comments (if applicable): TABLED BY COMMISSION 02/08/18. TABLED BY COMMISSION 01/03/18.</p>
<p>Variance Number: 18-02-17</p> <p>Project Name: Beach Tiki Bar & Grill</p> <p>Address: 107 North Broadway, Greensburg, IN 47240</p> <p>Code Section: 2008 Indiana Building Code Section 903.2.1.2</p> <p>Variance Conditions: See paper filing.</p> <p>Staff Recommendation Category: C</p> <p>Complete?: Yes.</p>	<p>Code Services Staff Comments: The 2008 Indiana Building Code, code in effect when project was filed, required Group A-2 occupancy to be provided with an NFPA 13 sprinkler system. Proponent states in 2013 a Construction Design Release was issued for the building and the sprinkler system. The city of Greensburg issued a permit. Proponent states the sprinkler system was inspected on numerous occasions and an occupancy permit was issued. Entertainment permit was applied for in 2014, 2015, and 2016. The premises was inspected each time. In 2017 during an inspection for a renewal of the entertainment permit, a violation was issued requiring changes being made to the sprinkler system from what had already been approved. One of the issues were the sprinkler system was to extend to the back area of the building (5,000 sq. ft). The request is to allow the sprinkler system to remain as is without having to make alterations.</p> <p>State Building Commissioner's Comments: N/A</p> <p>Other Comments (if applicable): PAPER FILING. See application in online meeting materials. TABLED BY COMMISSION 02/08/18.</p>
<p>Variance Number: 18-02-19</p> <p>Project Name: Tropicana Evansville Casino</p> <p>Address: 421 NW Riverside Drive, Evansville, IN 47708</p> <p>Code Section: 2009 Indiana Electrical Code (675 IAC 17-1.8) Section 314.29</p>	<p>Code Services Staff Comments: The code requires boxes, conduit bodies, and hand-hole enclosures to be installed so that the wiring contained in them can be made accessible without removing any part of the building. The request is to allow 200 junction boxes to be installed under floor panels which would cause the carpet to be cut in order to remove the access panels to get to the junction boxes. Proponent states it takes less than 5 minutes to make carpet cut, pull up an access panel and provide access to the junction boxes.</p>

Variance Conditions: Boxes, conduit bodies, and hand-hole enclosures shall be installed so that the wiring contained in them can be rendered accessible without removing any part of the building or, in underground circuits, without excavating the sidewalks, paving, earth, or other substance that is to be used to establish the finished grade. Estimated 200 junction boxes located under floor panels need carpet cut and remove access panels to access junction boxes.

Staff Recommendation Category: C

Complete?: Yes.

Variance Number: 18-02-52 (c)(d)(h)

Project Name: The Exchange

Address: 301 Massachusetts Avenue, Indianapolis, IN 46202

Code Section: (c) 2014 Indiana Building Code Section 1013.3; (d) 2014 Indiana Building Code Section 1012.2; (h) 2014 Indiana Building Code Section 1013.4

Variance Conditions: (c) The all existing stair guardrail do not comply with the 42 in. height requirements heights range from 31 in. to 35 in. See Drawings for locations. (d) The all existing stair handrails do not comply with the 34 in. to 38 in. height requirements. Heights range from 31 in. to 33 in. See Drawings for locations. (h) The all existing stair guardrail opening limitations of 4 in. do not comply. No intermediate rails.

See Drawings for locations.

Staff Recommendation Category: (c) C; (d) C; (h) C

Complete?: Yes.

Variance Number: 18-02-60

Project Name: Hill Event Center LLC

Address: 525 S Church Street, French Lick, IN 47432

Code Section: 2014 Indiana Building Code Section 903.2.1.2

Variance Conditions: Sprinkler system is required in the attic area of the building. This is not possible due to lack of access and obstructions due to framing.

Staff Recommendation Category: C

Complete?: Yes.

State Building Commissioner's Comments: N/A

Other Comments (if applicable): TABLED AT PROPONENT'S REQUEST 02/08/18.

Code Services Staff Comments: (c) The code requires guardrails to be at a height of 42 inches minimum. The request is to allow the guardrails to have heights ranging from 31 inches to 35 inches. Existing condition. (d) The code requires handrails height to be between 34 inches and 38 inches, measured above stair tread nosings. Existing condition. (h) The code prohibits guards from having openings which allow passage of a sphere 4 inches in diameter from the walking surface to the required guard height. The request is to allow the existing stair guardrail to have openings that would allow the passage of a sphere 4 inches in diameter due to there being no intermediate rails.

State Building Commissioner's Comments: N/A

Other Comments (if applicable): TABLED BY COMMISSION 02/08/18.

Code Services Staff Comments: The code requires a sprinkler system to be installed in Group A-2 fire areas where the fire area exceeds 5,000 sq. ft. or the occupant load of the fire area exceeds 99. The request is to allow the sprinkler system to be omitted in the attic area due to the lack of access and obstruction due to framing. Proponent states there will be no mechanical or electrical components installed in the attic area. Building is 2-stories, 10,059 sq. ft. First floor of 5,030 sq. ft. with 188 occupants is the area that is being constructed into a banquet hall.

State Building Commissioner's Comments: N/A.

Other Comments (if applicable): TABLED BY COMMISSION 02/08/18

Variance Number: 18-02-61

Project Name: Salomon Farm Learning Center Addition

Address: 817 W DuPont Road, Fort Wayne, IN 46825

Code Section: 2014 Indiana Building Code Section 903.2.1.2 (675 IAC 13-2.6)

Variance Conditions: Automatic sprinkler system shall be provided for Group A-2 with an occupant load of 100 or more in accordance with Section 903.2.1.2. Our occupant load calculations indicate a total occupant load of 285 based on the 15 sq. ft. per occupant in our assembly space.

Staff Recommendation Category: C

Complete?: Yes.

Code Services Staff Comments: The code requires a sprinkler system to be provided in Group A-2 occupancy where the fire area has an occupant load of 100 or more. The request is to allow the sprinkler system to be omitted. Calculated occupant load is 285. The building is owned by the City of Fort Wayne and managed by the Fort Wayne Parks Department. Proponent states the hardship is the cost. Proponent states 60% of the time, the facility will be used as a summer day camp. The other 40% will be used for wedding receptions. Per the local building official, the City of Fort Wayne owns all the equipment to run the line and feels it shouldn't be a burden since they are not retrofitting an old building.

State Building Commissioner's Comments: Initial application showed a seating layout that kept occupant load at or below 300-occupant threshold for an A-3 occupancy. In a subsequent email the design professional indicated approximately 40% of the facility's use would be for hosting wedding receptions. Events such as wedding receptions nearly always include consumption of food and drink, making the facility an A-2 under IBC 302.1 and 303.3. The sprinkler threshold for A-2 is 100 occupants, in excess of the petitioner's stated total load.

Other Comments (if applicable): TABLED BY COMMISSION 02/08/18. At the February meeting, there was a miscommunication between the applicant and the LFO as to whether or not the LFO was in favor of the Commission's approval of the variance request.

Variance Number: 18-03-01 (a)(b)

Project Name: Jackson County Judicial Center

Address: 220 E Walnut Street, Brownstown, IN 47220

Code Section: (a) ASME A17.1 2007 Section 3.26.8; (b) ASME A17.1 2007 Sections 3.19.4.1, 3.19.4.4, and 3.19.4.5

Variance Conditions: (a) This is new Hydraulic MRL technology, which has not been adopted by the State of Indiana. Reference Variance # 14-05-04 ASME A17.1 2007. (b) This is new Hydraulic MRL technology, which has not been adopted by the State of Indiana. Reference Variance # 14-05-04 ASME A17.1 2007.

Staff Recommendation Category: (a) B; (b) B

Complete?: Yes.

Code Services Staff Comments: (a) MRL technology. (b) MRL technology.

State Building Commissioner's Comments:

Other Comments (if applicable):

Variance Number: 18-03-02

Project Name: Eagles Theatre

Address: 106 W Market Street, Wabash, IN 46992

Code Services Staff Comments: Schindler Elevator will utilize 6mm steel wire governor rope instead of the required minimum diameter of 9.5mm.

State Building Commissioner's Comments:

Other Comments (if applicable):

<p>Code Section: ASME A17.1 2007 Sections 2.20.1, 2.20.4, 2.20.9 1 and 2.1</p> <p>Variance Conditions: Schindler Elevator will utilize 6mm steel wire governor rope instead of the required minimum diameter of 9.5mm per Section 2.18.5. This cable meets ASME code Section 2.18.5.1 Factor of Safety.</p> <p>Staff Recommendation Category: B</p> <p>Complete?: Yes.</p>	
<p>Variance Number: 18-03-03</p> <p>Project Name: Stonewater at Riverwalk</p> <p>Address: 318 S Elkhart Avenue, Elkhart, IN 46516</p> <p>Code Section: ASME A17.1 2007 Sections 2.20.1, 2.20.4, 2.20.9 1 and 2.1</p> <p>Variance Conditions: Schindler Elevator will utilize 6mm steel wire governor rope instead of the required minimum diameter of 9.5mm per Section 2.18.5. This cable meets ASME code Section 2.18.5.1 Factor of Safety.</p> <p>Staff Recommendation Category: B</p> <p>Complete?: Yes.</p>	<p>Code Services Staff Comments: Schindler Elevator will utilize 6mm steel wire governor rope instead of the required minimum diameter of 9.5mm.</p> <p>State Building Commissioner's Comments:</p> <p>Other Comments (if applicable):</p>
<p>Variance Number: 18-03-04</p> <p>Project Name: The Lantern Fest</p> <p>Address: 5816 S County Road 125 W, New Castle, IN 47362</p> <p>Code Section: 2014 Indiana Fire Code, IFC Section 308.1.6.3</p> <p>Variance Conditions:</p> <p>Staff Recommendation Category: I (Likely Category C once complete)</p> <p>Complete?: No. Still missing owner's signature on application, and LFO's acknowledgement.</p>	<p>Code Services Staff Comments: The code prohibits the releasing of sky lanterns unless it is anchored or tethered to the property so that the lantern cannot freely lift into the atmosphere. The request is to release sky lanterns without having to tether them down to the property. The variance was granted last year with the following conditions: Must follow Incident Command Procedures. Command level Spiceland fire official must affirm all criteria for a safe release of the lanterns are met including but not limited to a maximum of 8 mph winds and prevailing winds directing the lanterns toward the west or north of the site. Limited to 5 minute fuel cell. What is the beginning and end date?</p> <p>State Building Commissioner's Comments:</p> <p>Other Comments (if applicable): PAPER FILING. See application in online meeting materials.</p>
<p>Variance Number: 18-03-05</p> <p>Project Name: Twin Lakes Camp Elm Cabin</p> <p>Address: 1451 E Twin Lakes Road, Hillsboro, IN 46949</p> <p>Code Section: 675 IAC 13-2.6-1; 2012 IBC Section 903.2.8</p>	<p>Code Services Staff Comments: The code requires an automatic sprinkler system to be installed throughout all buildings with a Group R fire area. The request is to allow a 1-story and a basement 1,800 sq. ft. cabin, 900 sq. ft. on each level, to not be sprinklered. Proponent states there is not a kitchen in the cabin. Cabin is used only as a sleeping quarter, with 12 occupants per floor. Proponent states the campground does not have public water utilities. A variance was granted in 2013 with the following conditions as listed on the variance application: *****A one-hour fire rated assembly</p>

Variance Conditions: Applicant requests that it be relieved from requirement to install sprinkler systems for a Group R Occupancy. Per the attached design plan, the cabin at issue is to primarily consist of one small sleeping room (900 sq. ft.) per level, with immediate access to the outside, via two separate exits per room. There are no long flights of stairs or hallways to have immediate egress to the building. This facility does not have a kitchen, and is used as a sleeping quarter only. Smoke detectors will be installed, and will give earlier and sufficient notice of any fire. Additionally, a one-hour fire rated assembly of 3/4" gypcrete is to be installed on top of the subfloor and a layer of 5/8" Type X drywall under the floor joists is to be provided between the two floors. Applicant received a variance for an identical cabin on May 24, 2013 (Project No. 362553) (Variance No. 13-04-15) under these conditions, a true and accurate copy of which is attached to this application.

Staff Recommendation Category: C

Complete?: Yes.

Variance Number: 18-03-06

Project Name: Arcelomittal Burns Harbor Blast Furnace D

Address: 250 W US Highway 12, Burns Harbor, IN 46304

Code Section: ASME A17.1 2007 Section 2.27.3.2.1

Variance Conditions: Due to the by-products of producing steel such as heat, smoke, and dust, smoke detectors are not functional. As stated at the November 3, 2009 Indiana Fire Prevention and Building Safety Commission meeting, by Commissioner Howard Cundiff, "to have smoke detectors in the middle of an operator steel mill was not practical." (Minutes attached)

Staff Recommendation Category: C

Complete?: Yes.

Variance Number: 18-03-07

Project Name: #3 Steel Producing BOF Freight

Address: 3001 Dickey Road, East Chicago, IN 46312

Code Section: (a) ASME A17.1 2007 Section 2.27.3.2.1; (b) ASME A17.1 2007 Section 2.19

Variance Conditions: (a) Due to the by-products of producing steel such as heat, smoke, and dust, smoke detectors are not functional. As stated at the November 3, 2009 Indiana Fire Prevention and Building Safety Commission meeting, by

of 3/4" gypcrete shall be installed on top of the subfloor and a layer of 5/8" Type X drywall under the floor joists must be provided between the 2 floors.

State Building Commissioner's Comments:

Other Comments (if applicable): PAPER FILING. See application in online meeting materials.

Code Services Staff Comments: The Elevator Code requires fire alarm initiating devices used to initiate Phase 1 Emergency Recall Operation to comply with NFPA 72, which requires smoke detectors. The request is to allow the smoke detectors to be omitted. Proponent states the elevator unit is located in a steel mill. The production of steel produces heat and smoke. Therefore making smoke detectors not functional.

State Building Commissioner's Comments:

Other Comments (if applicable): PAPER FILING. See application in online meeting materials.

Code Services Staff Comments: (a) The Elevator Code requires fire alarm initiating devices used to initiate Phase 1 Emergency Recall Operation to comply with NFPA 72, which requires smoke detectors. The request is to allow the smoke detectors to be omitted. Proponent states the elevator unit is located in a steel mill. The production of steel produces heat and smoke. Therefore making smoke detectors not functional. (b) The code requires ascending car overspeed protection to be provided to prevent elevator cars from striking the hoistway overhead structure resulting of a failure in brakes. Proponent states there is no available emergency brake that will work with the distance across the suspension means due to the high capacity and the configuration of the suspension means.

State Building Commissioner's Comments:

Commissioner Howard Cundiff, “to have smoke detectors in the middle of an operator steel mill was not practical” (Minutes attached). (b) This is a 25,000 pound freight with suspension means configured in three to one. Due to the high capacity and the configuration of the suspension means there is no emergency braking system available to retrofit the retained machine. It would be an undue hardship to replace the machine due to the capacity, and availability of replacement machine this size.

Staff Recommendation Category: (a) C; (b) C

Complete?: Yes.

Variance Number: 18-03-08

Project Name: RBE Office Building

Address: 141 E Washington Street, Indianapolis, IN 46204

Code Section: 2014 IBC Section 1015.3

Variance Conditions: Only one door in mech. room containing boilers. System has been in existence over 30 years with similar equipment. Plans were submitted to the City and the State showing the issue had been approved.

Staff Recommendation Category: C

Complete?: Yes.

Variance Number: 18-03-09 (a)(b)(c)

Project Name: Skyline Tower

Address: 855 Webster Street, Fort Wayne, IN 46802

Code Section: (a) ASME A17.1, 2007 Section 2.20.1; (b) ASME A17.1, 2007 Section 2.18.4.2.5; (c) ASME A17.1, 2007 Section 2.18.5.1

Variance Conditions: (a) Steel Coated Belts (Suspension Means) Otis machine number 639482 will utilize (4) 64kN Steel Coated Belts as the suspension means. Otis machine number 639483 will utilize (5) 43kN Steel Coated Belts as the suspension means. (b) At car speeds of 200 FPM and 350 FPM Otis utilizes as alternate technology for providing a speed-reducing switch required by ASME A17.1 section 2.18.4.2.5. Otis is using the 3rd channel (C channel) on the main encoder to provide this input into the control algorithms. The A and B channels of the encoder are used for primary/ secondary position and speed for the control system. The iC_i channel is utilized presently as a redundant check for the A and B channels and as an independent speed methodology to provide the ETSD (2.25.4.2) function, A17 required. The ETSD input is a designated electrical protective device. The manual reset will be provided via the same reset switch as the uncontrolled motion reset

Other Comments (if applicable): PAPER FILING. See application in online meeting materials.

Code Services Staff Comments: The code requires two exit access doorways out of boiler rooms where the area is over 500 sq. ft. and exceeds 400,000 Btu input capacity. The request is to allow one exit to be provided out of the room. Citation was issued due to there being 2 boilers with a combined total of 1.6 million Btu in a 1, 250 sq. ft. room with one exit. Proponent states the system had been in existence for over 30 years. Plans were submitted to city and state and were approved with the one exit.

State Building Commissioner’s Comments:

Other Comments (if applicable): PAPER FILING. See application in online meeting materials. LATE FILING.

Code Services Staff Comments: (a) Steel Coated Belts will be used as the suspension means. (b) The Gen 2 at 200 system is designed to be compliant with A17.1 - 2007 with exception of components such as the alternate speed reducing switch technology which has A17.7 (AECO) approval. (c) Two Gen2 elevator will utilize 6.3 mm steel wire governor rope instead of the required minimum diameter of 9.5mm.

State Building Commissioner’s Comments:

Other Comments (if applicable):

switch. There are two (2) GEN2 elevators on this project. Otis machine numbers 639482-483. (c) Governor Rope Diameter - This GEN2 installation will utilize a 6.3 mm (1/4") diameter governor rope. This project will consist of two (2) GEN2 elevators. Otis machine numbers 639482 and 639483.

Staff Recommendation Category: (a) B; (b) B; (c) B

Complete?: Yes.

Variance Number: 18-03-10

Project Name: At Home #194 Lafayette, IN

Address: 3530 State Road Lafayette, IN 74905

Code Section: 2014 IBC Section 507.3

Variance Conditions: The existing tenant space was originally permitted as a Type III-N. The 60 feet public way or yard requirement for unlimited area buildings was in place at the time of construction. An adjacent tenant space added later is Type II-B fully sprinkled. Therefore, we are asking for relief from the 60 ft. clearance from 507.3.

Staff Recommendation Category: A

Complete?: Yes.

Variance Number: 18-03-11

Project Name: Holiday Inn Express - Hammond

Address: 2918 Carlson Drive, Hammond, IN 46323

Code Section: ASME A17.1 2007 Sections 3.19.4.1, 3.19.4-5, and 3.26.8

Variance Conditions: This is hydraulic MRL technology, which the Indiana code has not yet adopted.

Staff Recommendation Category: B

Complete?: Yes.

Variance Number: 18-03-12

Project Name: Casey's - Gas City, IN

Address: 629 W. Main Street, Gas City, IN 46933

Code Services Staff Comments: The code permits Group B, E, F, M or S building no more than one story above grade plane to be unlimited in area where the building is fully sprinklered and is surrounded and adjoined by public ways or yards not less than 60 feet. This is a new tenant (M occupancy) moving into an existing tenant space (old Kmart - M occupancy). At the time the existing tenant space was constructed, the 60 feet surrounding the building was in place. Through the years, other tenant spaces started encroaching the 60 feet of required space. The request is to disregard the required 60 feet since the condition is existing and the new tenant is merely moving into the space (old Kmart) that was already there. Received e-mail from Lafayette Fire Official. He is not opposed to variance whether it's an "NVR" or "A" category. He's simply cleaning up an existing condition.

State Building Commissioner's Comments:

Other Comments (if applicable):

Code Services Staff Comments: MRL Technology.

State Building Commissioner's Comments:

Other Comments (if applicable):

Code Services Staff Comments: The code permits a vestibule to be omitted from a building entrance if the space served by the door is less than 3,000 sq. ft. The request is to allow the vestibule to be omitted. Proponent states the heating and air system comply with all codes for fresh air intake and exhaust. The building is balanced such that it is not pressurized. **Similar variances have been granted in the past.**

State Building Commissioner's Comments:

Code Section: 2008 Indiana Building Code (675 IAC 13-2.5) - IBC 5.4.3.4, IECC 675 IAC 9-4

Variance Conditions: Building design does not include a vestibule at the primary entrance to the building.

Staff Recommendation Category: A

Complete?: Yes.

Variance Number: 18-03-13

Project Name: Quality Woodcraft

Address: 9921 N 1070 E, Odon, IN 47562

Code Section: 2014 IBC Section 903.2.4(4)

Variance Conditions: The structure is an F-1 occupancy and type V-B construction. The building is 1 story (plus a mezzanine) with a total fire area of 9,730 sq. ft. (including the mezzanine). The code requires a sprinkler system to be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess 2,500 sq. ft. The building is located in a rural area where the rural water company cannot provide adequate volume or pressure for a code compliant sprinkler system. Subdividing the building into 2500 sq. ft. areas with fire barriers is not practical for the manufacturing process.

Staff Recommendation Category: B

Complete?: Yes.

Variance Number: 18-03-14

Project Name: Fishers Police Station

Address: 4 Municipal Drive, Fishers, IN 46038

Code Section: ASME A17.1 2007 Sections 2.20.1, 2.20.4, 2.20.9 1, and 2.1

Variance Conditions: Schindler Elevator will utilize 6mm steel wire governor rope instead of the required minimum dia. of 9.5mm per Section 2.18.5. This cable meets ASME code Section 2.18.5.1 Factor of Safety.

Staff Recommendation Category: B

Complete?: Yes.

Other Comments (if applicable):

Code Services Staff Comments: The code requires a sprinkler system to be provided throughout all Group F-1 occupancy with fire areas in excess 2,500 sq. ft. The building is located in a rural area where the rural water company cannot provide adequate volume or pressure for a code compliant sprinkler system. Subdividing the building into 2500 sq. ft. areas with fire barriers is not practical for the manufacturing process. The facility will be provided with a dust collection system designed and installed per NFPA 664, 2012 Edition.

State Building Commissioner's Comments:

Other Comments (if applicable):

Code Services Staff Comments: Schindler Elevator will utilize 6mm steel wire governor rope instead of the required minimum diameter of 9.5mm.

State Building Commissioner's Comments:

Other Comments (if applicable):

<p>Variance Number: 18-03-15</p> <p>Project Name: Cityside</p> <p>Address: 200 S Washington Street, Bloomington, IN 47408</p> <p>Code Section: ASME A17.1 2007 Sections 2.20.1, 2.20.4, 2.20.9 1, and 2.1</p> <p>Variance Conditions: Schindler Elevator will utilize 6mm steel wire governor rope instead of the required minimum dia. of 9.5mm per Section 2.18.5. This cable meets ASME code Section 2.18.5.1 Factor of Safety.</p> <p>Staff Recommendation Category: B</p> <p>Complete?: Yes.</p>	<p>Code Services Staff Comments: Schindler Elevator will utilize 6mm steel wire governor rope instead of the required minimum diameter of 9.5mm.</p> <p>State Building Commissioner's Comments:</p> <p>Other Comments (if applicable):</p>
<p>Variance Number: 18-03-16 (a)(b)</p> <p>Project Name: 920 Logan Street</p> <p>Address: 920 Logan Street, Noblesville, IN 46061</p> <p>Code Section: (a) ASME A17.1 2007 Sections 3.19.4.1, 3.19.4.4, and 3.19.4.5; (b) ASME A17.1 2007 Section 3.26.8</p> <p>Variance Conditions: (a) This is new Hydraulic MRL technology, which has not been adopted by the State of Indiana. Reference Variance # 14-05-04. (b) This is new Hydraulic MRL technology, which has not been adopted by the State of Indiana. Reference Variance # 14-05-04.</p> <p>Staff Recommendation Category: (a) B; (b) B</p> <p>Complete?: Yes.</p>	<p>Code Services Staff Comments: (a) MRL Technology. (b) MRL Technology.</p> <p>State Building Commissioner's Comments:</p> <p>Other Comments (if applicable):</p>
<p>Variance Number: 18-03-17 (a)(b)</p> <p>Project Name: Columbus Holiday Inn</p> <p>Address: 2485 W Jonathan Moore Pike, Columbus, IN 47201</p> <p>Code Section: (a) ASME A17.1 2007 Section 3.26.8; (b) ASME A17.1 2007 Sections 3.19.4.1, 3.19.4.4, and 3.19.4.5</p> <p>Variance Conditions: (a) This is new Hydraulic MRL technology, which has not been adopted by the State of Indiana. Reference variance # 14-05-04. (b) This is new Hydraulic MRL technology, which has not been adopted by the State of Indiana. Reference variance # 14-05-04.</p>	<p>Code Services Staff Comments: (a) MRL Technology. (b) MRL Technology.</p> <p>State Building Commissioner's Comments:</p> <p>Other Comments (if applicable):</p>

<p>Staff Recommendation Category: (a) B; (b) B</p> <p>Complete?: Yes.</p> <p>Variance Number: 18-03-18 (a)(b)</p> <p>Project Name: Craftmark Bakery LLC</p> <p>Address: 5202 Exploration Drive, Indianapolis, IN 46241</p> <p>Code Section: (a) ASME A17.1 2007 Section 3.26.8; (b) ASME A17.1 2007 Section 3.19.4.1, 3.19.4.4, and 3.19.4.5</p> <p>Variance Conditions: (a) This is new Hydraulic MRL technology, which has not been adopted by the State of Indiana. Reference variance # 14-05-04. (b) This is new Hydraulic MRL technology, which has not been adopted by the State of Indiana. Reference variance # 14-05-04.</p>	<p>Code Services Staff Comments: (a) MRL Technology. (b) MRL Technology.</p> <p>State Building Commissioner's Comments:</p> <p>Other Comments (if applicable):</p>
<p>Staff Recommendation Category: (a) B; (b) B</p> <p>Complete?: Yes.</p> <p>Variance Number: 18-03-19 (a)(b)</p> <p>Project Name: LaQuinta Inn and Suites</p> <p>Address: 3380 W Runkle Way, Bloomington, IN 4740</p> <p>Code Section: (a) ASME A17.1 2007 Section 3.26.8; (b) ASME A17.1 2007 Section 3.19.4.1, 3.19.4.4, and 3.19.4.5</p> <p>Variance Conditions: (a) This is new Hydraulic MRL technology, which has not been adopted by the State of Indiana. Reference variance # 14-05-04. (b) This is new Hydraulic MRL technology, which has not been adopted by the State of Indiana. Reference variance # 14-05-04.</p>	<p>Code Services Staff Comments: (a) MRL Technology. (b) MRL Technology.</p> <p>State Building Commissioner's Comments:</p> <p>Other Comments (if applicable):</p>
<p>Staff Recommendation Category: (a) B; (b) B</p> <p>Complete?: Yes.</p> <p>Variance Number: 18-03-20 (a)(b)</p> <p>Project Name: Murphy Arts Center 2017 Renovation</p> <p>Address: 1043 Virginia Avenue, Indianapolis, IN 46203</p> <p>Code Section: (a) ASME A17.1 2007 Section 3.26.8; (b) ASME A17.1 2007 Section 3.19.4.1, 3.19.4.4, and 3.19.4.5</p>	<p>Code Services Staff Comments: (a) MRL Technology. (b) MRL Technology.</p> <p>State Building Commissioner's Comments:</p> <p>Other Comments (if applicable):</p>

Variance Conditions: (a) This is new Hydraulic MRL technology, which has not been adopted by the State of Indiana. Reference variance # 14-05-04. (b) This is new Hydraulic MRL technology, which has not been adopted by the State of Indiana. Reference variance # 14-05-04.

Staff Recommendation Category: (a) B; (b) B

Complete?: Yes.

Variance Number: 18-03-21 (a)(b)

Project Name: Wilshaw Multi-Family

Address: 16th Street & Main Street, Speedway, IN 46224

Code Section: (a) ASME A17.1 2007 Section 3.26.8; (b) ASME A17.1 2007 Section 3.19.4.1, 3.19.4.4, and 3.19.4.5

Variance Conditions: (a) This is new Hydraulic MRL technology, which has not been adopted by the State of Indiana. Reference variance # 14-05-04. (b) This is new Hydraulic MRL technology, which has not been adopted by the State of Indiana. Reference variance # 14-05-04.

Staff Recommendation Category: (a) B; (b) B

Complete?: Yes.

Variance Number: 18-03-22 (a)(b)

Project Name: Skilled Nursing and Rehab Center

Address: 800 Freemason Parkway, Franklin, IN 46131

Code Section: (a) ASME A17.1 2007 Section 3.26.8; (b) ASME A17.1 2007 Section 3.19.4.1, 3.19.4.4, and 3.19.4.5

Variance Conditions: (a) This is new Hydraulic MRL technology, which has not been adopted by the State of Indiana. Reference variance # 14-05-04. (b) This is new Hydraulic MRL technology, which has not been adopted by the State of Indiana. Reference variance # 14-05-04.

Staff Recommendation Category: (a) B; (b) B

Complete?: Yes.

Variance Number: 18-03-23 (a)(b)

Project Name: Pike Township Headquarters Fire Station 61

Code Services Staff Comments: (a) MRL Technology. (b) MRL Technology.

State Building Commissioner's Comments:

Other Comments (if applicable):

Code Services Staff Comments: (a) MRL Technology. (b) MRL Technology.

State Building Commissioner's Comments:

Other Comments (if applicable):

Code Services Staff Comments: (a) MRL Technology. (b) MRL Technology.

State Building Commissioner's Comments:

<p>Address: 4881 W 71st Street, Indianapolis, IN 46268</p> <p>Code Section: (a) ASME A17.1 2007 Section 3.26.8; (b) ASME A17.1 2007 Section 3.19.4.1, 3.19.4.4, and 3.19.4.5</p> <p>Variance Conditions: (a) This is new Hydraulic MRL technology, which has not been adopted by the State of Indiana. Reference variance # 14-05-04. (b) This is new Hydraulic MRL technology, which has not been adopted by the State of Indiana. Reference variance # 14-05-04.</p> <p>Staff Recommendation Category: (a) B; (b) B</p> <p>Complete?: Yes.</p>	<p>Other Comments (if applicable):</p>
<p>Variance Number: 18-03-24 (a)(b)</p> <p>Project Name: Alfa Laval Building Expansion</p> <p>Address: 200 South Park Boulevard, Greenwood, IN 46143</p> <p>Code Section: (a) ASME A17.1 2007 Section 3.26.8; (b) ASME A17.1 2007 Section 3.19.4.1, 3.19.4.4, and 3.19.4.5</p> <p>Variance Conditions: (a) This is new Hydraulic MRL technology, which has not been adopted by the State of Indiana. Reference variance # 14-05-04. (b) This is new Hydraulic MRL technology, which has not been adopted by the State of Indiana. Reference variance # 14-05-04.</p> <p>Staff Recommendation Category: (a) B; (b) B</p> <p>Complete?: Yes.</p>	<p>Code Services Staff Comments: (a) MRL Technology. (b) MRL Technology.</p> <p>State Building Commissioner's Comments:</p> <p>Other Comments (if applicable):</p>
<p>Variance Number: 18-03-25</p> <p>Project Name: Southwick Elementary School Addition</p> <p>Address: 6500 Wayne Trace, Fort Wayne, IN 46816</p> <p>Code Section: 2012 Indiana Plumbing Code (675 IAC 16-1.4) Section 405.3.2</p> <p>Variance Conditions: The lavatories associated with individual rest rooms in the kindergarten rooms will be located immediately outside the rest rooms. The IPC states: In employee and public toilet rooms, the required lavatory shall be located in the same room as the required water closet. The project involves an addition for kindergarten rooms to the existing elementary school.</p> <p>Staff Recommendation Category: A</p>	<p>Code Services Staff Comments: The code requires that in employee and public toilet rooms, the required lavatory shall be located in the same room as the required water closet. The request is to allow the lavatories be located immediately outside the kindergarten rest rooms. The proponent states the lavatories associated with individual rest rooms in the kindergarten rooms will be located immediately outside the rest rooms. The proposed location of the lavatories will comply with Indiana State Department of Health requirements for hand washing facilities in public schools. The proponent states the school staff prefers this location to ensure the children are properly washing their hands.</p> <p>State Building Commissioner's Comments:</p> <p>Other Comments (if applicable):</p>

<p>Complete?: Yes.</p>	
<p>Variance Number: 18-03-26</p> <p>Project Name: Northwestern Schools Athletic Building</p> <p>Address: 3431 County Road 400 N, Kokomo, IN 46901</p> <p>Code Section: 2010 Indiana Energy Conservation Code (675 IAC 19-4) Section 4.1.1.1</p> <p>Variance Conditions: The proposed locker-restroom-concession building to be constructed on the high school athletic fields will not be designed to comply with the Energy Code. Based upon the provision of minimal heating during the limited time duration of occasional evenings in the fall or early spring, full compliance with the Energy Code is required. The building will be approximately 4,450 sq. ft. in area.</p> <p>Staff Recommendation Category: A</p> <p>Complete?: Yes.</p>	<p>Code Services Staff Comments: The 4,450 sq. ft. locker-restroom-concession building will not be designed to comply with the Energy Code. Based upon the provision of minimal heating, full compliance with the Energy Code is required. Building will be used occasionally in the evenings of fall and early spring. Small heating units will be used to provide minimal heating. No cooling will be provided at any time. Similar variances have been granted in the past.</p> <p>State Building Commissioner's Comments:</p> <p>Other Comments (if applicable):</p>
<p>Variance Number: 18-03-27</p> <p>Project Name: Northwestern High School Addition and Renovation</p> <p>Address: 3431 County Road 400 N, Kokomo, IN 46901</p> <p>Code Section: 675 IAC 12-4-12 Existing Buildings; Additions or Alterations [GAR Rule 4, Section 12(f)]</p> <p>Variance Conditions: The proposed addition of approximately 2,000 sq. ft. + existing building area of 218,425 sq. ft. exceeds allowable area (25,375 sq. ft.) per current code for Type IIB Construction. Additionally the building exceeds the permitted 12,000 sq. ft. fire area for a non-sprinklered E Occupancy. The addition will expand two (2) existing Biology labs and add a small adjoining greenhouse structure. The project scope also includes renovation of two (2) existing chemistry labs and a physics lab.</p> <p>Staff Recommendation Category: A</p> <p>Complete?: Yes.</p>	<p>Code Services Staff Comments: The code prohibits additions to building or structure plus the existing building or structure from exceeding the allowable area based on the construction type, and the permitted 12,000 sq. ft. maximum fire area, to prevent a sprinkler system from being required. The request is to allow a new 2,000 sq. ft. addition to be put to the existing 218,425 sq. ft. building. Proponent states the building will be over area by 25,375 sq. ft. The new addition expands two existing Biology labs and adds a small adjoining greenhouse. Each expanded labs will have a door put in that exits to the exterior. Proponent states the additions add less than a 1% increase to the existing building.</p> <p>State Building Commissioner's Comments:</p> <p>Other Comments (if applicable):</p>
<p>Variance Number: 18-03-28 (a)(b)</p> <p>Project Name: Ladoga Elementary School</p> <p>Address: 418 East Taylor Street, Ladoga, IN 47954</p>	<p>Code Services Staff Comments: (a) The code requires corridors in E occupancy to be one-hour fire resistance rated when the occupant load served by the corridor exceeds 30 f the building is not equipped throughout with a sprinkler system. The request is to allow the newly created corridors (new administration area) and existing corridors remodel work, to not have rated construction, nor assemblies. The new addition and the existing remodeled portion of the school will be sprinklered. The</p>

Code Section: (a) 2014 Indiana Building Code Section 1018.1, Table 1018.1; (b) 675 IAC 12-4-12 Existing Buildings; Additions or Alterations [GAR Rule 4, Section 12(f)]

Variance Conditions: (a) An existing 1940(c) elementary school will have a small addition and large renovation project where a new sprinkler system will be install in all most all of the building, except for the separated gym portion. Newly created corridors (new administration area) and existing corridors remodel work, etc. will not have rated construction, nor assemblies. The existing school and addition will be protected by a new automatic fire suppression system, and the non-sprinklered portion is separated by a fire barrier. Code requires all new work to be constructed as a 1 hour rated corridor, including duct work dampering, with rated assemblies (doors, windows) or the building sprinklered throughout or separated by a fire wall. (b) An existing 1940(c) one story elementary school (additions: 1976,1996) has an existing area of approximately 43,880 sq. ft. The building will be put into non-compliance by the addition of approximately 3,375 sq ft, due to the fact the entire building will not sprinklered at this time, and existing fire barrier vs. fire wall. The additional square footage is an administration office area. Code would require either separation walls or the entire building to be sprinklered.

Staff Recommendation Category: (a) B; (b) B

Complete?: Yes.

Variance Number: 18-03-29

Project Name: The Kent

Address: 301 American Way N, Carmel, IN 46032

Code Section: 2014 IBC Section 706.5, exc.1

Variance Conditions: Non-rated exterior openings will be provided within 4 feet horizontally where the fire wall terminates at the exterior wall. Code requires openings within 4 feet horizontally of the fire wall to be 3/4-hour rated. The buildings are classified as R-2 Occupancies and 4-stories. Building A is approximately 18,211 square feet and Building B is approximately 9,955 square feet.

Staff Recommendation Category: B

Complete?: Yes.

Variance Number: 18-03-30

Project Name: Sports and Recreation Center

Address: 5500 Wabash Avenue, Terre Haute, IN 47803

existing gym, which is not sprinklered, will be separated with a fire barrier. No work is being done in the existing gym. (b) The code prohibits additions to building or structure plus the existing building or structure from exceeding the allowable area based on the construction type. The request is to allow a 3,375 sq. ft. administration office area addition, to be put to the existing 47,258 sq. ft. building, without having to separate the new addition with a fire wall or sprinklering the entire building. This area will be sprinklered. **Similar variances have been approved in the past.**

State Building Commissioner's Comments:

Other Comments (if applicable):

Code Services Staff Comments: The code requires exterior walls on both sides (within 4 ft.) of the fire wall to have a one hour rating with ¾ -hour protection where opening protection is required. The request is to allow non-rated openings within 4 feet horizontally where the fire wall terminates at the exterior wall. A quick response sprinkler will be located at the ceiling level within 12 inches horizontally of each exterior opening within 10 feet of the exterior exit stair. Building will be fully sprinklered with NFPA 13R System as required. **Similar variances have been granted in the past.**

State Building Commissioner's Comments:

Other Comments (if applicable):

Code Services Staff Comments: The code requires all buildings and structures, and all parts thereof to be maintained. The request is to allow hoses to be removed from 17 hose cabinets in the existing building. A 10-pound ABC dry chemical fire extinguisher will be place in the hose cabinet with approved fire extinguisher signage. A hose connection will be provided in the cabinet for the fire department. **Proponent states fire department is not opposed to variance.**

<p>Code Section: GAR - 675 IAC 12-4-9(a)</p> <p>Variance Conditions: Hoses will be removed from 17 hose cabinets in the existing building.</p> <p>Staff Recommendation Category: B</p> <p>Complete?: Yes.</p>	<p>State Building Commissioner's Comments:</p> <p>Other Comments (if applicable):</p>
<p>Variance Number: 18-03-31</p> <p>Project Name: Legacy Living of Jasper</p> <p>Address: 1850 W State Road 56, Jasper, IN 47546</p> <p>Code Section: 2014 IBC Section 407.2, and 1018.6</p> <p>Variance Conditions: The project involves a new skilled nursing home and assisted living facility. The variance request is to permit the dining, activity rooms, lounges, and similar spaces to be open to the corridor in the skilled nursing home and assisted living facility, I-1 & I-2 Occupancies. The code permits foyers, lobbies, waiting areas, and similar spaces to be open to the corridor. Areas are shaded on attached drawing. The building is a skilled nursing home and assisted living facility, I-1 & I-2 Occupancy. The building is divided in two by a fire wall. A portion of the building is 1-story and a portion is 2-stories. The building is Type VA Construction. The building is protected throughout with an automatic sprinkler system.</p> <p>Staff Recommendation Category: B</p> <p>Complete?: Yes.</p>	<p>Code Services Staff Comments: The code permits waiting area and similar spaces to be open to the corridor. The request is to allow the dining, activity rooms, lounges, and similar spaces to be open to the corridor in the skilled nursing home and assisted living facility. No stoves, ovens, or fryers are in the areas open to the corridor. Similar variances have been granted in the past.</p> <p>State Building Commissioner's Comments:</p> <p>Other Comments (if applicable):</p>
<p>Variance Number: 18-03-32 (a)(b)</p> <p>Project Name: Chatham Park Development</p> <p>Address: 855 North East Street, Indianapolis, IN 46202</p> <p>Code Section: (a) 2014 IBC Section 1007.8; (b) 2014 IBC Section 705.8</p> <p>Variance Conditions: (a) A 2-way communication system will not be provided at the elevator landing on each floor. The system is required on each accessible floor that is one story above or below the level of exit discharge. The project consists of two (2) 4-story residential condominium buildings, with a basement parking garage extending under both buildings. The 1st floor of the north building will include commercial tenant spaces and tenant amenity functions. The building will be of Type VA Construction. (b) Exterior openings in the 1st and 2nd floor of the south exterior wall of the South Building will exceed the permitted percentage per story based upon fire separation distance with respect to the adjoining property line. Based upon a fire</p>	<p>Code Services Staff Comments: (a) 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 in two 4-story buildings. Cell phones could be used in emergency situations. Similar variances have been approved in the past. (b) 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 the unprotected exterior openings in the 1st and 2nd floor of the south exterior wall of the South Building to have 30% of exterior openings. The code permits 25% of unprotected openings based on being less than 10% from the property line. Building will be fully sprinklered and will have an automatic sprinkler in the interior of the building at each exterior opening on the 1st and 2nd floors of the south exterior wall of the South Building.</p> <p>State Building Commissioner's Comments:</p> <p>Other Comments (if applicable):</p>

separation distance of just less than 10 feet, 25% of the exterior wall is permitted to have openings - actual will be approximately 30%. The project consists of two (2) 4-story residential condominium buildings, with a basement parking garage extending under both buildings. The 1st floor of the north building will include commercial tenant spaces and tenant amenity functions. The building will be of Type VA Construction.

Staff Recommendation Category: (a) A; (b) B

Complete?: Yes.

Variance Number: 18-03-33

Project Name: The Salvation Army Headquarters Remodel

Address: 6060 Castleway West Drive, Indianapolis, IN 46250

Code Section: 2014 IBC Section 1018.1

Variance Conditions: Egress corridor elements (walls and doors) to be newly constructed within the existing office area of the building will not be fire-rated. Based upon an occupant load of 30 or more, the newly created corridor construction is required to be fire-rated. The proposed project will renovate the 2-story building as offices and other functions for the Salvation Army Divisional Headquarters. The building is of Type IIB Construction.

Staff Recommendation Category: B

Complete?: Yes.

Variance Number: 18-03-34

Project Name: Blackhawk Christian School: South Campus Addition

Address: 7400 E. State Boulevard, Fort Wayne, IN 46815

Code Section: 2012 Indiana Plumbing Code (675 IAC 16-1.4) Section 405.3.2

Variance Conditions: Water closets are provided in the classrooms for the Pre-K, K and 1st grade. The lavatories will be located within the classroom outside the restroom. (8 locations) This variance was granted in February under a different code section IBC 2902.2.2 (18-02-11).

Staff Recommendation Category: A

Complete?: Yes.

Code Services Staff Comments: The code requires the corridor construction in Group B occupancy to be one hour fire rated when the occupant load that it serves is 30 or greater. The request is to allow new construction within an existing office area to not be rated as required. The proposed project will renovate the 2-story building as offices and other functions for the Salvation Army Divisional Headquarters. The building is of Type IIB Construction. The building is provided with a manual fire alarm system. Corridor smoke detection will be provided which is not required by code. **Similar variances have been granted.**

State Building Commissioner's Comments:

Other Comments (if applicable):

Code Services Staff Comments: The code requires the lavatory to be located in the same room as the water closet. The request is to allow the lavatories to be outside the room where the water closets are located in Pre-K, K and 1st grade rooms. Providing the sink on the outside will prevent mischief and allow for observation of hand washing.

State Building Commissioner's Comments:

Other Comments (if applicable):

<p>Variance Number: 18-03-35 (a)(b)</p> <p>Project Name: Platform Deck For Deep River Adventure Park</p> <p>Address: 9001 E Lincoln Highway, Merrillville, IN 46307</p> <p>Code Section: (a) 2010 Indiana Energy Code Section 4.2.1.1; (b) 2014 IBC Section 1009, 1026 & 1027</p> <p>Variance Conditions: (a) The structures consist of wood frame platforms. The platforms have no walls, roofs, lighting or heating. The floors shall not meet the requirements of the Energy Code. (b) Exit stairs or ramps complying with the code are not possible.</p> <p>Staff Recommendation Category: (a) NVR; (b) A</p> <p>Complete?: Yes.</p>	<p>Code Services Staff Comments: (a) The code requires new buildings with conditioned space to comply with the 2010 Indiana Energy Code. The request is to allow the structures to have platform floors that will not comply with the Energy Code due to the platforms having no walls, roofs, lighting or heating. Floors will not be insulated. (b) Exit stairs and ramps will not be provided. Instead, cargo nets, zip lines, bridges, rope bridges, and ladders will be provided. Platforms are less than 30 sq. ft. and is open on five sides and provides a climbing adventure for participants.</p> <p>State Building Commissioner's Comments:</p> <p>Other Comments (if applicable):</p>
<p>Variance Number: 18-03-36</p> <p>Project Name: Renovations and Addition to Face Clinic</p> <p>Address: 1505 Massachusetts Avenue, Indianapolis, IN 46201</p> <p>Code Section: 2014 Indiana Mechanical Code Section 304.11</p> <p>Variance Conditions: Guards at building edge when over 30" above grade.</p> <p>Staff Recommendation Category: C</p> <p>Complete?: Yes.</p>	<p>Code Services Staff Comments: The code requires guards to be provided where a walking surface with an open area is located more than 30 inches above the floor, roof or grade below. The request is to allow removable guardrail to be installed by the maintenance man while he is on the roof servicing the appliance, and removed when he is done. Proponent states permanent guards would require holes in new roof. Proposed alternative will not require roof to be punctured.</p> <p>State Building Commissioner's Comments:</p> <p>Other Comments (if applicable):</p>
<p>Variance Number: 18-03-37</p> <p>Project Name: Orangetheory Fitness Artistry</p> <p>Address: 91 N New Jersey Street, Indianapolis, IN 46204</p> <p>Code Section: 2014 IBC Section 1109.2</p> <p>Variance Conditions: Code requires at least one of each type of fixture provided in each toilet and bathing room to be accessible. Where multiple single-user toilet or bathing rooms are clustered at a single location, at least 50% but not less than one room must be accessible. The variance request is to permit one of the four showers provided to be accessible. The project was a renovation of a fitness facility in an existing multi-tenant building. The facility is classified as an A-3 Occupancy, is Type IIA construction, and sprinklered throughout.</p>	<p>Code Services Staff Comments: The code requires each type of fixture provided in toilet and bathing room to be accessible. Where multiple single-user toilet or bathing rooms are clustered at a single location, at least 50% but not less than one room must be accessible. The request is that only one of four showers be accessible. The project is complete. This was cited during the final inspection for issuance of the certificate of substantial completion. It was not cited by state or city plan review.</p> <p>State Building Commissioner's Comments:</p> <p>Other Comments (if applicable):</p>

<p>Staff Recommendation Category: C</p> <p>Complete?: Yes.</p>	
<p>Variance Number: 18-03-38</p> <p>Project Name: Jacquie's Catering Event Space</p> <p>Address: 795 US 421, Zionsville, IN 46077</p> <p>Code Section: 2010 Indiana Energy Conservation Code (675 IAC 19-4) Section 5.4.3.4</p> <p>Variance Conditions: South doors of assembly space that lead to patio do not have a vestibule.</p>	<p>Code Services Staff Comments: The code requires building entrances that separate conditioned space from the exterior to be provided with an enclosed vestibule. The request is to allow the south doors of the assembly space that lead to the patio, to not have a vestibule. Proponent states the doors access a patio, and are not intended to be used as a building entrance.</p> <p>State Building Commissioner's Comments:</p> <p>Other Comments (if applicable):</p>
<p>Staff Recommendation Category: C</p> <p>Complete?: Yes.</p>	
<p>Variance Number: 18-03-39</p> <p>Project Name: Watch Me Grow Day Care Expansion</p> <p>Address: 4738 Century Plaza Road, Indianapolis, IN 46254</p> <p>Code Section: 675 IAC 12-4-11: Change of Occupancy or Use of Existing Buildings [GAR Rule 4, Section 11(b)]</p> <p>Variance Conditions: The existing 7,000 sq. ft. day care center proposes to take an adjoining 1,000 sq. ft. space previously classified as an M Occupancy bookstore. The variance request is to permit the change of occupancy without complying with either rules for new construction or Sec. 3412 for the conversion. The building was constructed in the mid-1970's, and is currently partially occupied. The building is classified as Type IIIB Construction - block exterior walls and steel structure, with a combustible canopy structure.</p>	<p>Code Services Staff Comments: The code prohibits a change in the character or use of any building or structure resulting in the building or structure being classified within a different occupancy group, unless the change complies with the rules for new construction, or Chapter 34 Evaluation. The request is to allow an existing 7000 sq. ft. day care to add an adjoining 1000 sq. ft. space (previously an M occ. Bookstore) without complying with either rules for new construction or Sec. 3412 for the conversion. The space into which the day care will be expanding has an exterior exit, with travel distance of approximately 55 feet. The day care is equipped with a fire alarm system per NFPA 72. Fire alarm devices will be added to the expansion space. The day care center is on the end of the building, with multiple exterior exits available.</p> <p>State Building Commissioner's Comments:</p> <p>Other Comments (if applicable):</p>
<p>Staff Recommendation Category: C</p> <p>Complete?: Yes.</p>	
<p>Variance Number: 18-03-40 (a)(b)(c)</p> <p>Project Name: Indiana State University Hulman Center</p> <p>Address: 200 North Eighth Street, Terre Haute, IN 47809</p> <p>Code Section: (a) 2014 IBC Section 1009.10; (b) 2014 IBC Section 1028.11; (c) 2014 IBC Section 903.2.1</p>	<p>Code Services Staff Comments: (a) The code prohibits a flight of stairs from having a vertical rise greater than 12 feet between floor levels or landings. The request is to allow the vertical rise to be 12 feet 6 inches between landings in the reconstructed stairs within the seating bowl. Proponent states the additional 6 inches between landings is needed in order to construct the new stairs within existing structural bays. Having to demolish and reconstruct concrete floors and beams to gain the additional landings would be excessive. (b) The code requires aisles with a slope exceeding 1:8 to have a series of risers and treads that extends across the full width of the aisles. The</p>

Variance Conditions: (a) The reconstructed stairs within the seating bowl will have a vertical distance between landings of 12'6" - code permits a maximum of 12' between landings in new construction. The project will include construction of a Level 3 lobby expansion on the south side of the facility, and expansion of existing Level 3 concourse created by squaring off the north, east, and west sides of the structure - additional area will be approximately 23,373 sq ft. The project will also update existing mechanical, electrical, plumbing and technology systems, as well as completely renovate existing rest rooms and concessions. Additional scope includes a new exterior skin on the building, improved vertical circulation, and installation of new fire protection systems. The building includes A-2, A-3, A-4, and B Occupancy uses. The building is Type IA Construction. (b) The short flights of aisle stairs leading from the lower seating section onto the arena floor will be replaced with portable stairs that can be removed for floor events. The code does not contain provisions for removable stairs in the means of egress. The stairs consist of 4 treads and 4 risers each. The project will include construction of a Level 3 lobby expansion on the south side of the facility, and expansion of existing Level 3 concourse created by squaring off the north, east, and west sides of the structure - additional area will be approximately 23,373 sq ft. The project will also update existing mechanical, electrical, plumbing and technology systems, as well as completely renovate existing rest rooms and concessions. Additional scope includes a new exterior skin on the building, improved vertical circulation, and installation of new fire protection systems. The building includes A-2, A-3, A-4, and B Occupancy uses. The building is Type IA Construction. (c) The project will include construction of a Level 3 lobby expansion on the south side of the facility, and expansion of existing Level 3 concourse created by squaring off the north, east, and west sides of the structure - additional area will be approximately 23,373 sq ft. The project will also update existing mechanical, electrical, plumbing and technology systems, as well as completely renovate existing rest rooms and concessions. Additional scope includes a new exterior skin on the building, improved vertical circulation, and installation of new fire protection systems. The building includes A-2, A-3, A-4, and B Occupancy uses. The building is Type IA Construction.

Staff Recommendation Category: (a) C; (b) C; (c) C

Complete?: Yes.

Variance Number: 18-03-41

Project Name: Avery Dennison Addition

Address: 870 Anderson Boulevard, Greenfield, IN 46140

Code Section: 2014 IBC Section 1016.2

Variance Conditions: Egress travel distance from a portion of the existing building will exceed the permitted 250 egress travel distance to an exit as a result of the

request is to allow portable stairs to replace the short flights of aisle stairs that lead from the lower seating section onto the arena floor. The stairs consist of 4 treads and 4 risers each. The portable stairs will be in place when there are any events involving public occupancy of the associated bowl seating and will be removed when the bowl seating is not occupied. (c) The code requires an automatic sprinkler system to be provided throughout buildings and portions thereof in Group A occupancies. The request is to allow the sprinkler system to be omitted at the ceiling of the seating bowl. Existing building and addition will be fully sprinklered except for over the seating bowl. New voice alarm system will be provided throughout the building. Smoke purge system will be provided for the seating bowl.

State Building Commissioner's Comments:

Other Comments (if applicable):

Code Services Staff Comments: The code limits the travel distance in Group F-1 occupancy in fully sprinklered buildings to 250 feet. A 292,162 sq. ft. addition will be put to the existing 297,631 sq. ft. building. The request is to allow the travel distance to exceed the 250 feet, but be less than 400 feet. Building will be fully sprinklered. The addition will be protected with an ESFR sprinkler system in the high-and low-bay portions of the plant area. The 2015 and 2018 IBC permits a maximum of 400 feet travel distance in F-1 and S-1 occupancies where the ceiling is 24 feet or more in height, single story, and building is fully sprinklered. Proponent states the actual ceiling height varies from 34 feet 5 inches to 49 feet. **Where is the travel distance dimension?**

proposed building addition. The existing building is 297,631 sq. ft. in floor area, and the addition will be 292,162 sq. ft. in floor area. The building is classified as F-1 Occupancy, with accessory B Occupancy and an accessory A-3 Occupancy space. Avery Dennison manufactures and distributes labeling and packaging materials.

Staff Recommendation Category: C

Complete?: Yes.

Variance Number: 18-03-42

Project Name: Schneck Medical Center MOB

Address: 411 W Tipton Street, Seymour, IN 47274

Code Section: 2014 IBC Section 706

Variance Conditions: A 2 hour fire barrier will be used in lieu of a 3 hour fire wall to separate a Type IIB building from a Type IA building. A Business Occupancy and open parking garage addition to the Type IA hospital will be connected to an adjacent Type IIB building. Code requires that a 3 hour fire wall be provided in order to separate the differing construction types.

Staff Recommendation Category: C

Complete?: Yes.

Variance Number: 18-04-43

Project Name: Broadway Christian Church Elevator

Address: 910 Broadway, Fort Wayne, IN 46802

Code Section: 2014 IBC Section 903.2.1.3

Variance Conditions: A new addition involving an elevator, elevator lobby and new vestibule will increase the existing building's 14,421 square feet fire area by approximately 753 square feet. The code requires the fire area to be sprinklered when it is over 12,000 square feet or has an occupant load over 300 or is located on a level other than the level of discharge.

Staff Recommendation Category: C

Complete?: Yes.

Variance Number: 18-04-44

Project Name: Cayuga Elevator Installation

State Building Commissioner's Comments:

Other Comments (if applicable):

Code Services Staff Comments: The code requires a 3 hour fire wall to separate Type II-B construction from Type I-A construction building. (Business from an open parking garage) attached to a hospital. The request is to install a 2 hour fire barrier in lieu of the 3 hour fire wall. The Type IIB building and the Type IA Business Occupancy are both fully sprinklered. **Similar variances to allow fire barriers in lieu of fire walls to separate construction types have been granted.**

State Building Commissioner's Comments:

Other Comments (if applicable):

Code Services Staff Comments: The code requires a Group A-3 occupancy to have an automatic sprinkler system when the fire area is over 12,000 sq. ft. or has an occupant load of 300 or more. The request is to not install the sprinkler system with the addition of an elevator, elevator lobby and new vestibule. Currently the building is 14,421 sq. ft. The additions would add 753 sq. ft. The new addition will provide needed accessibility access to the existing building. The additional fire area will be lobby and vestibule space constructed of noncombustible construction.

State Building Commissioner's Comments:

Other Comments (if applicable):

Code Services Staff Comments: The code limits the inside net platform area of an elevator car to 13 ft² and 1,000 lbs. The request is to allow the industrial elevator to have a platform area of 43.6 ft² and 4,400 lbs. Proponent states the unit is within the permitted speed and the load is based on a design of 137lbs/ft², which exceeds the

Address: 3300 N State Road 63, Cayuga, IN 47928

Code Section: ASME A17.1 2007 Section 5.7.12.2

Variance Conditions: The elevator meets all other requirements of the applicable elevator code ASME A17.1-2013 Part 4.1 and exceeds the requirements for rack & pinion type special purpose personnel elevators as seen in ASME A17.1-2013 Part 5.7, which is its intended use and design and similar to units which have been allowed at these industrial type sites.

Staff Recommendation Category: C

Complete?: Yes.

Variance Number: 18-03-45

Project Name: The Mill at Ironworks Plaza

Address: 209 W Front Street, Mishawaka, IN 46544

Code Section: 2010 NFPA 13 Installation of Sprinkler Systems (675 IAC 28-1-5) Section 8.3.1.1

Variance Conditions: The listing for the sprinkler requires baffles to be installed inside the concrete tee; to create pockets with a maximum permitted length of 32 feet.

Staff Recommendation Category: C

Complete?: Yes.

Variance Number: 18-03-46

Project Name: Simplicity Funeral and Cremation Care

Address: 125 West Sycamore Street, Zionsville, IN 46077

Code Section: ICC A-117.1, 2009 Edition, Section 404.2.3

Variance Conditions: The latch side door clearance from within each of the two (2) new rest rooms created within the existing building includes knee and toe clearance from the adjacent lavatory. The 2009 Edition of the A-117.1 Standard prohibits the inclusion of knee and toe clearance within the clear floor space for door access. The project involves renovation of the existing building for use as a funeral home. The building is classified as A-3 Occupancy.

Staff Recommendation Category: C

Complete?: Yes.

code allowed minimum of 70lbs/ft². The elevator is not for general public use and meets all other requirements in ASME A17.1-2007 and 2013 code.

State Building Commissioner's Comments:

Other Comments (if applicable):

Code Services Staff Comments: The code requires sprinklers to be installed in accordance with their listing. The listing for the sprinkler requires baffles to be installed inside the concrete tee, to create pockets with a maximum permitted length of 32 feet. The request is to allow sprinklers to be spaced along the 32 feet length and on both sides where a baffle would be installed. Proponent states this would eliminate the need for a baffle.

State Building Commissioner's Comments:

Other Comments (if applicable):

Code Services Staff Comments: The code prohibits maneuvering clearances at doors from including knee and toe clearance. The request is to allow the latch side door clearance from within each of the two (2) new rest rooms created within the existing building, to include knee and toe clearance from the adjacent lavatory. Proponent states there are no closers on the doors, providing greater ease in operation of the door from within the room. The inclusion of knee and toe clearance within this clear floor space was not prohibited in the 2003 ICC A-117.1 Standard.

State Building Commissioner's Comments:

Other Comments (if applicable):

<p>Variance Number: 18-03-47</p> <p>Project Name: Potter's House</p> <p>Address: 502 Fourth Street, North Vernon, IN 47265</p> <p>Code Section: 2014 IBC Section 903.2.8</p> <p>Variance Conditions: We are wanting to open a men's recovering house and have a variance not to have a sprinkler system. It is a single floor residential 5 bedroom house. The house is a single floor 5-bedroom house. The square footage is 1920 sq. feet with a current setup of 5 bedrooms with two bathrooms. We are planning to use for transitional housing for men coming out of prison and detox centers. We are a non-clinical residency that will not be taking people who have violent or convictions for sex offenses. The plan is to house 12 men plus a life coach at the facility. We are requesting a variance for not having a sprinkler system and would like to instead use a service such as ADT, have evacuation routes placed in each room, fire extinguishers and whatever measures come from the hearing.</p> <p>Staff Recommendation Category: C</p> <p>Complete?: Yes.</p>	<p>Code Services Staff Comments: The code requires an automatic sprinkler system to be provided throughout all buildings with a Group R fire area. The request is to allow the sprinkler system to be omitted. This is a 5 bedroom house used as transitional housing for men coming out of prison and detox centers. There will be 12 men and a life coach living at the facility. Fire extinguishers will be provided. All adults are physically capable of leaving the facility. The house has three door exits and windows in every room. Are the windows emergency egress windows?</p> <p>State Building Commissioner's Comments:</p> <p>Other Comments (if applicable):</p>
<p>Variance Number: 18-03-48</p> <p>Project Name: The Residences at Notting Hill</p> <p>Address: 815 N. College Avenue, Bloomington, IN 47404</p> <p>Code Section: 2014 IBC Section 1022.4</p> <p>Variance Conditions: New three (3) story apartment building with single exit will have storage rooms directly off the stair enclosure. Code only permits doors from normally occupied spaces.</p> <p>Staff Recommendation Category: C</p> <p>Complete?: Yes.</p>	<p>Code Services Staff Comments: The code limits openings in interior exit stairways from normally occupied spaces and for egress from the enclosure. The request is to allow a new three-story apartment building with a single exit to have storage rooms directly off the stair enclosure. The proponent states building will have an NFPA 13R sprinkler system, as required by code. The one-hour stair enclosure only serves one apartment on each of the second and third floors. Exit travel distance to the exterior, including stair travel, is within 125 feet. This portion of the building is separated from the remaining townhouses by a two-hour fire wall. Question: Will there/could there be a sprinkler head in the storage rooms off the stair enclosure? Or at minimum, smoke detection tied to the building.</p> <p>State Building Commissioner's Comments:</p> <p>Other Comments (if applicable):</p>
<p>Variance Number: 18-03-49</p> <p>Project Name: Ivy Tech Columbus AITC Building Renovation</p> <p>Address: 2565 Grissom Street, Columbus, IN 47203</p> <p>Code Section: 2014 IBC Section 505.2</p>	<p>Code Services Staff Comments: The code requires clear height above and below the mezzanine floor construction to be not less than 7 feet. The request is to allow the clear height from the floor of the new mezzanine to the existing ceiling above to be 6 feet 6 inches. The mezzanine will be approximately 910 sq. ft. and will be used for storage only. Signage will be posted at the bottom of the stair giving access to the mezzanine and at the top of the stair indicating the ceiling clearance. Proponent states additional headroom is needed in the classroom below the mezzanine.</p> <p>State Building Commissioner's Comments:</p>

Variance Conditions: The clear height from the floor of the new mezzanine to the existing ceiling above will be 6'6". Code requires a minimum of 7' above and below a mezzanine. The mezzanine will be used for storage only and will be approximately 910 sq. ft. in area. The project scope includes limited interior renovation, including expansion of the existing welding lab and construction of new partitions to create 2 new classrooms, as well as construction of the subject mezzanine. The building is classified as B Occupancy and Type VB Construction.

Staff Recommendation Category: C

Complete?: Yes.

Variance Number: 18-03-50

Project Name: Lewis Cass Polytechnic Academy

Address: 401 South Maple Street, Galveston, IN 46994

Code Section: 2014 IBC Section 1018, Table 1018.1

Variance Conditions: An existing elementary school that is being remodeled for the school corporation as a business incubator education academy, which will have remodeling to the corridors that involves installing new door/side light openings, and other glass storefront non-rated assemblies in existing non rated walls. The existing school is not protected by an automatic fire suppression system. Code requires all new work to be constructed with 1 hour rated assemblies and follow new corridor requirements, even into existing non-rated walls.

Staff Recommendation Category: C

Complete?: Yes.

Variance Number: 18-03-51 (a)(b)(c)

Project Name: Walnut Elementary School

Address: 3548 S 775 E, New Ross, IN 47968

Code Section: (a) 2014 IBC Section 1018, Table 1018.1; (b) 2014 IBC Section 903.2.3; (c) 675 IAC 12-4-12 Existing Buildings; Additions or Alterations [GAR Rule 4, Section 12(f)]

Variance Conditions: (a) An existing 1963(c), with an addition in 1990, elementary school will have a vestibule addition and renovation project. Newly created corridors (new administration area) creating and infilling with new walls, adding new doors and windows, etc.) as part of this school renovation project will not have rated construction, nor the assemblies. The existing school is not protected by an automatic fire suppression system, and the existing corridors are non-rated. Code requires all

Other Comments (if applicable):

Code Services Staff Comments: 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 installing new door/side light openings, and other glass storefront to have non-rated assemblies in existing non rated walls to not have rated construction, nor assemblies. Existing building is not sprinklered, nor has rated corridors. The existing non-rated corridors are approximately 1,900 lineal feet. New and remodeled corridors are 170 lineal feet. Existing smoke detection and fire alarm system will be extended into the new corridors.

State Building Commissioner's Comments:

Other Comments (if applicable):

Code Services Staff Comments: (a) 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 newly created corridors (new administration area, new wall creations and infills, new door additions, and windows to not have rated construction, nor assemblies. Existing building is not sprinklered, nor has rated corridors. Existing smoke detection and fire alarm system will be extended into the new corridors. **Similar variances have been granted in the past.** (b) The code requires a fire area of greater than 12,000 sq. ft. in an E occupancy to be sprinklered. The request is to allow the addition of approximately 710 sq. ft. for an entry vestibule to be put to the existing 35,590 sq. ft. fire area without having to sprinkler the building or separating the vestibule from the existing fire area with a fire barrier or fire wall. The project is in a 1963 elementary school with an addition built in 1990. A new vestibule is being added and an administration area is being renovated. The school has an existing fire alarm and smoke detection system in the existing corridors that will be maintained and extended into new corridors. **Similar variances have been approved**

new work to be constructed as a 1-hour rated corridor, including duct work dampering, with rated assemblies (doors, windows). **(b)** An existing 1963(c), one story non sprinklered elementary school will have an addition of approximately 710 sq. ft. (entry vestibule) to an existing fire area >12,000 sq. ft. Code would require either the entire fire area over 12,000 sq. ft. to be sprinklered or a fire barrier or structurally independent fire wall to be installed. **(c)** An existing 1963(c) one story elementary school (addition: 1990) has an existing area of approximately 49,160 sq. ft. The building will be put into non-compliance by the addition of approximately 710 sq. ft. The additional square footage is an entry vestibule. Code would require either separation walls or the entire building to be sprinklered.

Staff Recommendation Category: (a) C; (b) A; (c) A

Complete?: Yes.

Variance Number: 18-03-52 (a)(b)(c)

Project Name: Sand / Salt Storage Covering for Hamilton County

Address: 1700 S. 10th Street, Noblesville, IN 46060

Code Section: (a) 2014 IBC Table 602; (b) 2014 IBC Section 903.2.11.1; (c) 2014 IFC Section 507.5.1

Variance Conditions: (a) New south exterior wall will be less than 10 feet from the property line. Code requires the exterior wall to be one (1) hour construction. The wall will be simple wood construction that is not fire-rated. (b) New addition for sand storage will classify as windowless building, requiring the existing and new building to be sprinklered. The facility will not have sprinklers. (c) New addition to salt barn for sand storage will not have on-site fire hydrant. Addition will be more than 400 feet from municipal fire hydrant.

Staff Recommendation Category: (a) C; (b) C; (c) C

Complete?: Yes.

Variance Number: 18-03-53

Project Name: Brownsburg HS 2017 Renovation and Addition

Address: 1000 S Odell Street, Brownsburg, IN 46112

Code Section: 2014 IFC 2014 Section 3311.2

Variance Conditions: Due to challenges of a major construction project occurring in an occupied school, some temporary non-compliant egress challenges will arise during construction. Affected area (2 classrooms) on the drawing show (approximate

in the past. (c) The code prohibits additions to building or structure plus the existing building or structure from exceeding the allowable area based on the construction type. The request is to allow a 710 sq. ft. vestibule addition to be added to the existing 49,160 sq. ft. building without having to sprinkler the entire building or separating the vestibule from the existing building with a fire wall. The additional square footage of approximately 710 sq. ft. is approximately 1.45% of the overall area of the approximately 49,160 existing sq. ft. The existing school has a fire alarm and smoke detection system that will be maintained and continued as needed into new construction. The building has three (3) existing 2-hour area separation walls (fire barriers) that will be maintained. **Similar variances have been granted.**

State Building Commissioner's Comments:

Other Comments (if applicable):

Code Services Staff Comments: (a) The code requires the exterior wall of storage buildings of Type V-B construction that is less than 10 feet to the property line to be one hour rated. The request is to allow the new south exterior wall of the building to be less than 10 feet from the property line without having to rate the wall with 1-hour construction. The contents of the structure are sand / salt; is a storage facility for Hamilton County. (b) The code requires an automatic sprinkler system be installed throughout all of the structure where the floor area exceed 1,500 sq. ft. and is not provided with appropriate openings. The request is to omit the sprinkler system for this windowless building based on its use. Contents of the wood structure will be noncombustible sand and salt. (c) The code requires a fire hydrant within 400 feet of a structure. The request is to omit the need to add a hydrant; new structure is over 400 feet from municipal fire hydrant. **Question: How close is the nearest hydrant?**

State Building Commissioner's Comments:

Other Comments (if applicable):

Code Services Staff Comments: The code states that all required means of egress shall be maintained at all times. During construction, remodel, demolition or alterations. The request is to allow an increase in travel distance during construction of a high school. This project affects 2 classrooms. It increases the common path of travel 29' out of compliance and the travel distance to a one hour passageway to 29' out of compliance. The dead end corridor would be 12' out of compliance. The entire school, both new and existing, are protected with an automatic fire suppression system per NFPA 13. Time period of non-compliance is July 30, 2018 - April 5, 2019. Existing smoke detection system will be maintained in the corridors, and will be extended into the corridors of the new construction, and into the two (2) classrooms out of compliance for the duration of the time period. The entire system will be

distances). Common Path of travel 105' (29' out of compliance). Travel Distance (to a one-hour passageway) 280' (29' out of compliance). Dead end corridor 62' (12' out of compliance). Fire Code requires all exiting to be maintained compliant during construction.

Staff Recommendation Category: C

Complete?: Yes.

Variance Number: 18-03-54

Project Name: The Cabaret at the Metzger Building

Address: 924 N Pennsylvania Street, Indianapolis, IN 46204

Code Section: 2014 IBC Section 1010.7.3

Variance Conditions: Code requires landings at least 60 inches in length to be provided at the top and bottom of ramps. An accessible route is not required, based upon the building being evaluated using Chapter 34, but because this is a new ramp it must comply with code.

Staff Recommendation Category: C

Complete?: Yes.

Variance Number: 18-03-55 (a)(b)(c)(d)(e)(f)

Project Name: The Yard at Fishers District

Address: SE Corner of 116th Street & Ikea Way, Fishers, IN 46038

Code Section: (a) 2014 IBC Section 1007.4; (b) 2014 IBC Section 1007.8; (c) 2014 IBC Section 510.2, Item 2; (d) 2004 NFPA 82 Incinerators, Waste and Linen Handling Systems and Equipment (675 IAC 28-1-30) Sections 5.2.4.2, 5.2.5.3, and 5.2.7.1; (e) 2014 IMC Section 918.6, Exc. 5.1; (f) 2014 IBC Sections 504.2, 510.2, and 903.3

Variance Conditions: (a) New six (6) story apartment / parking garage building will have accessible elevators that will not be provided with standby power. The code requires at least one accessible elevator in buildings five (5) stories or more be provided with standby power. (b) New six (6) story apartment / parking garage building will not have a two-way communication system in the elevator lobbies. Code requires that multi-story buildings to have two-way communication in the elevator lobbies. (c) Current code only permits one (1) podium level. Building will have two (2) podium levels per Type IA construction. Total building will have six (6) levels. (d) New six (6) story apartment building will have trash chute access and termination

connected into the fire alarm system. Coordination with the Brownsburg Fire Department's fire marshal has occurred, and will continue with regular inspections. The situation will be clearly communicated and with additional signage to those teachers/staff assigned to this area.

State Building Commissioner's Comments:

Other Comments (if applicable):

Code Services Staff Comments: The code requires landings at least 60 inches in length to be provided at the top and bottom of ramps that are used in a means of egress. The request is to not provide the landing. Proponent states, an accessible route is not required to this exit. An accessible exit is provided at the main entrance. An automatic door opener will be provided at the bottom of the ramp to open the doors to the exterior at the top of the ramp.

State Building Commissioner's Comments:

Other Comments (if applicable):

Code Services Staff Comments: (a) The code requires at least one accessible elevator in buildings five (5) stories or more to be provided with standby power. The request is to be able to not provide the standby power in a (6) story apartment/parking garage building. **Similar variances have been granted in the past.** (b) The code requires two-way communication 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 the new (6) story building to not have the system. Most persons have cell phones. **Similar variances have been granted in the past.** (c) The code permits a building to have one podium level. The request is to allow the building to have two-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. (d) NFPA 82 requires trash chute access rooms and termination rooms to be of 2-hour construction. The 2014 IBC permits 1-hour construction. The request is to allow the rooms to be of 1-hour construction. **Similar variances have been granted in the past.** (e) 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. **Similar variance has been granted in the past.** (f) New five (6) story buildings with Type IA construction on the podium level and Type VA for the upper stories will have Group R apartments protected by a NFPA 13R sprinkler system. The code does not allow the use of a NFPA 13R sprinkler system in buildings more than four (4) stories or over 60 feet in height. The

rooms of one (1) hour fire-rated construction. NFPA 82 requires such rooms to be two (2) hour construction. NFPA 82 also requires the chute/shaft to be two (2) hours. Shaft will be supported by one (1) hour rated floor assemblies. (e) 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. (f) New six (6) story building with podium of Type IA construction and apartments of Type VA for the upper stories will have an NFPA 13R sprinkler system for the apartments. The code does not allow the use of NFPA 13R sprinkler systems in buildings more than four (4) stories or over 60 feet in height. Building will have six (6) levels and is approximately 67 feet in height.

Staff Recommendation Category: (a) A; (b) A; (c) C; (d) A; (e) A; (f) C

Complete?: Yes.

Variance Number: 18-03-56

Project Name: Tom Wood Toyota

Address: 6408 Crane Drive, Zionsville, IN 46077

Code Section: 2014 IBC Section 1103.2.3

Variance Conditions: There is a small tool room in the North East Corner of the Service Workshop, there is platform vehicle lift outside this room. This lift lifts cars up to a display space on the second level. When the lift is in the down position, which is only when cars are being loaded, the platform blocks the swing of the interior exit door out of this space. We received a revised State Design release on 1/18/2018 that added an exterior door out of this tool room space, however since this time the cost of these modifications has deemed this to not be a viable option. This variance request is being place to remove the currently installed interior swinging door > add a security roll-up door, or security gate system in its place > develop a standard operating procedure for the lift that ensures that no one is in the tool room when the lift is being operated.

Staff Recommendation Category: C

Complete?: Yes.

Variance Number: 18-03-57 (a)(b)(c)

Project Name: Plainfield Van Buren Elementary School

Address: 225 Shaw Street, Plainfield, IN 46168

Code Section: (a) 2014 IBC Section 903.2.3; (b) 2014 IBC Table 716.6.7.2; (c) 675 IAC 12-4-12 Existing Buildings; Additions or Alterations [GAR Rule 4, Section 12(f)]

request is to allow the building to have six (6) levels and be approximately 67 feet in height. **Similar variances have been granted in the past for 5-story buildings.**

State Building Commissioner's Comments:

Other Comments (if applicable):

Code Services Staff Comments: The code requires employees work areas to be designed so that individuals with disabilities can approach, enter and exit the work area. The request is to allow the interior-swinging door to the tool room to be removed. A security roll up door or security gate system will be put in its place. There is a platform vehicle lift that is located outside of the tool room. There was a violation issued stating the lift was blocking the only door to the tool room. Proponent states a standard operating procedure list will be developed for the lift to ensure no one is in the tool room when the lift is being operated.

State Building Commissioner's Comments:

Other Comments (if applicable):

Code Services Staff Comments: (a) The code requires an automatic sprinkler system to be provided throughout all group E fire areas that exceed 12,000 sq. ft. The request is to allow a 750 sq. ft. addition to be put to the existing un-sprinklered 42,030 sq. ft. fire area, without having to sprinkler the buildings. (b) The code limits the total area of glazing in fire-protection-rated window assemblies to no greater than 25% of the wall area. The request is to allow the fire rated window assembly in the administrative offices to exceed 25% of the common corridor wall. **What is the total percentage of glazing?** (c) The code prohibits additions to building or structure plus the existing building or structure from exceeding the allowable area based on the construction

Variance Conditions: (a) Building addition of approximately 750 sq. ft. will increase existing fire area of approximately 42,030 sq. ft. Code interpretation would require all 43,000 sq. ft. to be sprinklered since fire area exceeds 12,000 sq. ft. (b) New 3/4 hour fire rated window assembly for administrative offices will exceed 25% of the common corridor wall. Code limits fire windows in fire partitions to 25% of the wall area. (c) Existing 1960's school will have administrative office addition of approximately 750 sq. ft. Code requires a two (2) hour fire wall be provided, sprinkler the entire school, or upgrade the fire rating the structure. The existing school is approximately 82,000 sq. ft. and is Type IIB (non-rated) construction.

Staff Recommendation Category: (a) A; (b) C; (c) A

Complete?: Yes.

Variance Number: 18-03-58 (a)(b)

Project Name: Ivy Tech Community College - Craig Porter Energy Center

Address: 3282 Ross Road, Lafayette, IN 47905

Code Section: (a) ASME A18.1, 2005 Edition, Section 2.1.8; (b) 2014 IBC Section 1009.5

Variance Conditions: (a) A new platform chairlift will not have 80 inches of headroom clearance at the top of the lift. Code requires 80 inches of headroom clearance throughout the range of travel. The project involves replacement of two outdated non-compliant chairlifts that were removed at the recommendation of the State inspector. The chairlift is being placed where the previous stairs were existing, and new stairs will be added where the previous chairlift was existing, in order to maximize the space to allow the new chairlift installation. (b) A new stairway will not have 80 inches of headroom clearance at the top of the stairs. Code requires 80 inches of headroom clearance at stairways. The project involves replacement of two outdated non-compliant chairlifts that were removed at the recommendation of the State inspector. The chairlift is being placed where the previous stairs were existing, and new stairs will be added where the previous chairlift was existing, in order to maximize the space to allow the new chairlift installation.

Staff Recommendation Category: (a) C; (b) C

Complete?: Yes.

Variance Number: 18-03-59

Project Name: Allen Trucking New Building

Address: 2989 Industrial Boulevard, Crawfordsville, IN 47933

type. The request is to allow a 750 sq. ft. administration office area addition, to be put to the existing building, without having to separate the new addition with a 2-hour fire wall or sprinklering the entire building.

State Building Commissioner's Comments:

Other Comments (if applicable):

Code Services Staff Comments: (a) The code requires platform chairlift to have a headroom clearance throughout the range of travel of not less than 80 inches. The request is to allow two chairlifts to have 71 ¾ inches to 76 1/4 inches of headroom clearance at the top of the lift. A sign will be posted to indicate low ceiling height. (b) The code requires stairways to have a minimum headroom clearance of 80 inches. The request is to allow the new stairway to have 71 ¾ inches of headroom clearance at the top of the stairs.

State Building Commissioner's Comments:

Other Comments (if applicable):

Code Services Staff Comments: The code requires Group S-1 fire area used for the repair of commercial trucks or buses to be sprinklered where the fire area exceeds 5,000 sq. ft. Three hour fire barriers may be used to divide the fire areas into less than 5,000 square feet to eliminate the sprinkler requirement. The request is to not sprinkler the building or provide a 3-hour fire barrier. Instead, the office area will be separated from the shop by a 1-hour fire partition in lieu of the 3-hour wall. The commercial

<p>Code Section: 2014 IBC Section 903.2.9.1</p> <p>Variance Conditions: A commercial vehicle maintenance shop will have a fire area of approximately 6,912 square feet in area. Code limits the fire area of buildings used for the storage or repair of commercial vehicles to 5,000 square feet. Buildings with fire areas over 5,000 square feet must be sprinklered or divided into fire areas less than 5,000 square feet by 3-hour fire barriers.</p> <p>Staff Recommendation Category: C</p> <p>Complete?: Yes.</p>	<p>vehicle maintenance shop will have a fire area of approximately 6,912 square feet in area. The office area will be separated from the shop by a 1-hour fire partition. A fire alarm system will be installed in the building. Smoke detectors will be provided in the office and heat detectors will be provided in the shop, tied to the fire alarm system. Travel distance is 71 feet. Code permits 200 feet. Building is over 100 feet from the road and over 250 feet from the nearest property line.</p> <p>State Building Commissioner's Comments:</p> <p>Other Comments (if applicable):</p>
<p>Variance Number: 18-03-60</p> <p>Project Name: Wilshaw Multi-Family</p> <p>Address: 16th Street & Main Street, Speedway, IN 46224</p> <p>Code Section: 2014 IFC Section 912.2</p> <p>Variance Conditions: Code requires fire department connections to be placed as required by local ordinance. The variance request is to permit wall mounted fire department connections at two of the three buildings. The local ordinance requires fire department hose connections to be free standing and remote from the building.</p> <p>Staff Recommendation Category: C</p> <p>Complete?: Yes.</p>	<p>Code Services Staff Comments: The code requires the servicing fire department be consulted before placing the fire department hose connections (FDC) at specific locations. Local ordinance requires FDC's be free standing and remote of the building. The request is to allow wall mounted FDC's on two of the three buildings. Due to the site conditions fire department connections cannot be free standing for two of the three buildings on this site. There is a zero setback for the multi-family building as well as the potential to conflict with pedestrians on the sidewalk if it were free standing. Proponent states this has been reviewed with the local fire official and they are not opposed to the variance. Is this something that would be presented directly to the Commission or would a variance be required?</p> <p>State Building Commissioner's Comments:</p> <p>Other Comments (if applicable):</p>
<p>Variance Number: 18-03-61</p> <p>Project Name: Pletcher Farms - Hardwoods Building</p> <p>Address: 5430 Beck Drive, Elkhart, IN 46516</p> <p>Code Section: 2014 IFC Section 3206.6</p> <p>Variance Conditions: Fire department access road cannot be provided within 150 feet of all portions of the exterior walls of buildings used for high-piled storage. There are retention ponds on three sides of the building. There is not enough room to provide fire department access roads. The building is an unlimited area S-1(storage)/B(office) Occupancy building. The building is sprinklered throughout and has at least 60 feet of frontage on all sides of the building.</p> <p>Staff Recommendation Category: C</p> <p>Complete?: Yes.</p>	<p>Code Services Staff Comments: The code requires fire apparatus access roads be provided within 150' of all points of the building / structure. The request is to not provide the access roads as required. The building is an unlimited area S-1(storage) / B (office) Occupancy building used for high-piled storage. There are retention ponds on three sides of the building. There is not enough room to provide fire department access roads. The building will be protected throughout with an ESFR (Early Suppression Fast Response) sprinkler system in accordance with NFPA 13, and a fire alarm system throughout the structure. Fire official does not oppose the variance. Questions: What is stored in the building? Any considerations for a dry standpipe system if one isn't already in place?</p> <p>State Building Commissioner's Comments:</p> <p>Other Comments (if applicable):</p>

<p>Variance Number: 18-03-62</p> <p>Project Name: ZEHR BUILDING - New Building (Parcel 06-10-12-200-005)CR46A</p> <p>Address: Auburn, IN 46706</p> <p>Code Section: 2014 IBC Section 903.2.4.1</p> <p>Variance Conditions: A new F-1 Occupancy wood working facility of *12,208 sf. of Type VB construction will not be provided with an automatic fire suppression system. Code requires woodworking operations containing a fire area in excess of 2,500 square feet to be provided with an automatic fire suppression system. *Total fire area is 12,000 square feet total building area with unenclosed porch (not part of fire area) 12,208 sf.</p> <p>Staff Recommendation Category: B</p> <p>Complete?: Yes.</p>	<p>Code Services Staff Comments: The code requires a sprinkler system to be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations that exceeds 2,500 sq. ft. Proponent has a F-1 woodworking facility in a rural area with no city or public water supply. Proponent also states subdividing into 2500 sq. ft. areas with fire barriers is not practical for the manufacturing process. Fire area is 12,000 sq. ft. The facility will be provided with a dust collection system that will prevent the release of finely divided combustible waste or use of finely divided combustible materials. The dust collection system will be designed and installed per NFPA 664, 2012 Edition that includes exterior silo with collection manifold with individual connections to each cutting and sanding machine. The dust collection system will immediately evacuate the finely divided combustible waste from the building to exterior silo mitigating potential for risk of fire and/or explosion. Previous variances have been granted for similar requests.</p> <p>State Building Commissioner's Comments:</p> <p>Other Comments (if applicable):</p>
<p>Variance Number: 18-03-63 (a)(b)</p> <p>Project Name: Fireworks Over America</p> <p>Address: 1301 Michigan, Morocco, IN 47963</p> <p>Code Section: (a) 2014 IBC Table 508.4, Section 716.5; (b) 2014 IBC Section 503.1</p> <p>Variance Conditions: (a) With change of use to H-3, office areas are required to be separated by one (1) hour construction. Existing walls are CMU however openings (doors and windows) are unrated assemblies. (b) Existing S-1/F-1/B building will have change of use to fireworks warehouse and retail store (H-3, B). GAR requires change of use to meet floor area limitations of building code. H-3 limited to 24,500 sq. ft. for Type IIB construction. Existing building has approximately 60,000 sq. ft. on first floor and 9,000 sq. ft. on mezzanine. Warehouse area is approximately 53,000 sq. ft.</p> <p>Staff Recommendation Category: (a) C; (b) C</p> <p>Complete?: Yes.</p>	<p>Code Services Staff Comments: (a) The code requires openings in 1-hour fire barrier to be of ¾-hour rated. The request is to allow the openings in the 1-hour wall that separates the office area from the H-3 warehouse area to not be rated. Building has ESFR sprinkler system in warehouse area. Offices and retail store has light hazard sprinkler system. (b) The code prohibits buildings or structures from exceeding its permitted building height and area based on the type of construction. The request is to allow a fireworks warehouse and retail store to exceed its allowed area limitations without having to separate the areas with 3-hour fire walls. Proponent states the allowed area for H-3 occupancy, Type II-B construction is 24,500 sq. ft. The existing building has approximately 60,000 sq. ft. on first floor and 9,000 sq. ft. on mezzanine. Warehouse area is approximately 53,000 sq. ft. This is an existing building being converted into a fireworks warehouse and retail building. Building is sprinklered with ESFR sprinkler system.</p> <p>State Building Commissioner's Comments:</p> <p>Other Comments (if applicable):</p>
<p>Variance Number: 18-03-64</p> <p>Project Name: 208 S. 4th Street - Building Remodel</p> <p>Address: 208 S. 4th Street, Lafayette, IN 47901</p> <p>Code Section: 2014 IBC Section 1026.5</p>	<p>Code Services Staff Comments: The code requires exterior exit stairs to have a separation distance of at least 10 feet. The request is to allow a new exterior open stair to be located approximately 6 feet from the property line to the North. The adjacent property to the north is a parking lot with no buildings within 10 feet of the proposed exterior open stair. The building will be sprinklered throughout.</p> <p>State Building Commissioner's Comments:</p>

Variance Conditions: A new exterior open stair will be located approximately 6 feet from the property line to the North. Code requires exterior exit stairs to have a minimum fire separation distance of 10 feet. The project involves a renovation of and addition to an 3-story existing building. The 1st floor is a restaurant, the 2nd and 3rd floors are apartments. The building will be sprinklered throughout.

Staff Recommendation Category: C

Complete?: Yes.

Variance Number: 18-03-65 (a)(b)(c)

Project Name: Caesar's Horseshoe Southern Indiana Building Addition

Address: 11999 Casino Center Drive, Elizabeth, IN 47117

Code Section: (a) 2014 IBC Section 712.1; (b) 2014 IBC Section 1005.3; (c) 2014 IBC Section 706

Variance Conditions: (a) Vertical openings in the existing building and the addition will be protected with bulkheads and closely spaced sprinklers in lieu of classification as an atrium or other vertical opening application listed in Sec. 712. The vertical openings include a 2-story communicating floor opening in the addition and two (2) sets of open stair-escalator openings in the existing building - one connecting the lower level entry and the 2nd floor, and the other connecting the 2nd floor and 3rd floor. Additionally, the existing Event Space has floor levels on the 2nd and 3rd floor of the existing building. (b) Egress capacity on the 2nd floor of the addition and of the existing building will be based upon current code factors of 0.2 in/person for stairs and 0.15 in/person for doors. The 1993 Indiana Building Code, applicable to the original construction, required 0.3 in/person for stairs and 0.2 in/person for doors. The existing Shore Building is a 3-story building of Type IB Construction, and includes A-2, A-3, B Occupancies, as well as lower level S-2 Occupancy. The 2-story addition will also be of Type IB Construction. The addition will add additional dining and gaming space on the 2nd floor, as well as an at-grade open-air floor for bus parking, vehicular access to existing parking levels, and an entry lobby. (c) A 2-hour fire barrier will be used to separate the existing open parking garage from the proposed 2-story addition to the Shore Building in lieu of a fire wall. The existing Shore Building is a 3-story building of Type IB Construction, and includes A-2, A-3, B Occupancies, as well as lower level S-2 Occupancy. The 2-story addition will also be of Type IB Construction. The existing parking garage is likewise of Type IB Construction. The addition will add additional dining and gaming space on the 2nd floor, as well as an at-grade open-air floor for bus parking, vehicular access to existing parking levels, and an entry lobby.

Staff Recommendation Category: (a) C; (b) C; (c) C

Complete?: Yes.

Other Comments (if applicable):

Code Services Staff Comments: (a) Vertical openings, which include the 2-story communicating floor opening in the addition and two (2) sets of open stair-escalator openings in the existing building - one connecting the lower level entry and the 2nd floor, and the other connecting the 2nd floor and 3rd floor, in the existing building and the addition, will be protected with bulkheads and closely spaced sprinklers in lieu of classification as an atrium or other vertical opening permitted by code. (b) The current code permits the capacity, in inches, of means of egress stairways, in fully sprinklered buildings, to be calculated by multiplying the occupant load served by 0.2 per occupant. For doors, the occupant load served would be multiplied by 0.15 per occupant. The 1993 Indiana Building Code, applicable to the existing building, required 0.3 per occupant for stairways and 0.2 per occupant for doors. The request is to permit the existing and new addition both to be constructed based on the current code. Voice-alarm system will be provided throughout the building. Building will be fully sprinklered as required. (c) The code requires a fire wall when creating separate buildings. The request is to allow a 2-hour fire barrier to be used to separate the existing open parking garage from the proposed 2-story addition to the Shore Building in lieu of a fire wall. The addition will be structurally independent of the existing building and fully sprinklered.

State Building Commissioner's Comments:

Other Comments (if applicable):

Variance Number: 18-03-66 (a)(b)(c)(d)(e)

Project Name: Bottleworks Development Blocks 2 and 3

Address: College Avenue and Massachusetts Avenue, Indianapolis, IN 46204

Code Section: (a) 2014 IBC Section 1004.1.2; (b) 2014 IBC Section 510.2, Condition 1; (c) 2014 IBC Section 510.2, Condition 2; (d) 2014 IBC Section 1027.1; (e) 2014 IBC Section 1023.5

Variance Conditions: (a) The design occupant load for the roof-top outdoor plaza will be based upon a fixed number for purposes of egress requirements in lieu of a calculated occupant load for a variety of uses. See attached for details. The plaza will be located on the roof a 2-story portion of the development. The project involves development of Blocks 2 and 3 of the former Coca-Cola bottling plant for mixed use, including retail, dining, office, residential, a cinema, and parking. The Phase I portion includes conversion of two (2) existing garage structures for use as public market-small vendor retail and food service functions, as well as a building addition to connect the structures. Block 3 includes development of existing Building 17 as retail restaurant use, as well as a new parking garage structure and cinema. Phase II of Block 3 includes additional parking as well as office and retail. (b) A portion of the 3-hour separation between the Type IA podium structure and the adjoining Type II Construction will be vertical in addition to the horizontal separation described in Sec. 510.2. The podium structure is a parking structure, with one (1) level below grade and two (2) levels above grade. The adjoining 2-story Type II structure includes a 2nd story cinema, with grade level cinema entry, retail, and dining. The project involves development of Blocks 2 and 3 of the former Coca-Cola bottling plant for mixed use, including retail, dining, office, residential, a cinema, and parking. The Phase I portion includes conversion of two (2) existing garage structures for use as public market-small vendor retail and food service functions, as well as a building addition to connect the structures. Block 3 includes development of existing Building 17 as retail restaurant use, as well as a new parking garage structure and cinema. Phase II of Block 3 includes additional parking as well as office and retail. (c) A portion of Block 3 of the Bottleworks Development will have two (2) levels of above grade parking garage in a portion of the Type IA podium. Current code permits a maximum of one (1) level above grade plane in a podium using the horizontal building separation option in Sec. 510.2. The project involves development of Blocks 2 and 3 of the former Coca-Cola bottling plant for mixed use, including retail, dining, office, residential, a cinema, and parking. The Phase I portion includes conversion of two (2) existing garage structures for use as public market-small vendor retail and food service functions, as well as a building addition to connect the structures. Block 3 includes development of existing Building 17 as retail restaurant use, as well as a new parking garage structure and cinema. Phase II of Block 3 includes additional parking as well as office and retail. (d) Exit discharge from an enclosed stair to be constructed in Phase 1 will discharge through a portion of the 1st floor without having direct vision to the exterior exit as a result of a Phase 2 addition. The area involved is a

Code Services Staff Comments: (a) The code requires occupant load to be based on the calculated occupant load for the purpose of egress requirements. The request is to allow the occupant load for the roof-top outdoor plaza to be computed based on a fixed number. The plaza will be located on the roof a 2-story portion of the building. Access to the rooftop terrace will be controlled by the owners of the project and will not be open to the public outside of planned events where the occupant load is controlled. **What is the calculated occupant load? What is the fixed occupant load?** (b) The code requires 3-hour separation wall between the Type I-A podium structure and the adjoining Type II-A 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 2nd level of the podium. The 3-hour horizontal assembly will be supported by 3-hour rated construction. (c) The code permits a building to have one podium level. The request is to allow the building to have two stories of podium construction. The 2015 International Building Code eliminates the maximum 1-story limitation for a podium. **Similar variances have been approved in the past.** (d) The code requires exits to discharge directly to the exterior of the building. The request is to allow the Exit discharge from an enclosed stair to be constructed in Phase 1 to discharge through a portion of the 1st floor without having direct vision to the exterior exit due to the Phase 2 addition. The stair in question will not be required for egress width or number of exits, but will be required based upon common path of travel limit from upper levels. (e) The code prohibits openings in exit passageways other than exterior openings unless they are necessary for exit access to the exit passageway from normally occupied spaces and egress from the exit passageway. The request is to allow openings to be provided in the exit passageway in order to transfer storage carts between service areas.

State Building Commissioner's Comments:

Other Comments (if applicable):

parking garage. The project involves development of Blocks 2 and 3 of the former Coca-Cola bottling plant for mixed use, including retail, dining, office, residential, a cinema, and parking. The Phase I portion includes conversion of two (2) existing garage structures for use as public market-small vendor retail and food service functions, as well as a building addition to connect the structures. Block 3 includes development of existing Building 17 as retail restaurant use, as well as a new parking garage structure and cinema. Phase II of Block 3 includes additional parking as well as office and retail. (e) An exit passageway will have openings provided to permit transfer of storage carts between service areas. Openings in an exit passageway are limited to those necessary for egress from normally occupied spaces. The project involves development of Blocks 2 and 3 of the former Coca-Cola bottling plant for mixed use, including retail, dining, office, residential, a cinema, and parking. The Phase I portion includes conversion of two (2) existing garage structures for use as public market-small vendor retail and food service functions, as well as a building addition to connect the structures. Block 3 includes development of existing Building 17 as retail restaurant use, as well as a new parking garage structure and cinema. Phase II of Block 3 includes additional parking as well as office and retail.

Staff Recommendation Category: (a) C; (b) C; (c) C; (d) C; (e) C

Complete?: Yes.

Variance Number: 18-03-67

Project Name: Florence Fay Senior Living

Address: 2801 English Avenue, Indianapolis, IN 46201

Code Section: 2014 IBC Section 1008.1.9

Variance Conditions: The 2nd exit from the courtyard into the building will normally be locked to prevent unauthorized access into the apartment building. Two exits are required from the courtyard based upon having a calculated occupant load greater than 49. One of the exits is through a gate in the fence that encloses the courtyard, the second is back into the apartment building. The building is a senior living apartment building. The building is sprinklered throughout.

Staff Recommendation Category: C

Complete?: Yes.

Variance Number: 18-03-68

Project Name: A Mother's Hope

Address: 5322 North Clinton Street, Fort Wayne, IN 46825

Code Section: 2014 IBC Section 903.2.8

Code Services Staff Comments: The code requires two exits from this particular space (courtyard) based on the calculated occupant load of greater than 49. The request is to have the second exit that re-enters the building locked at all times for security reasons. There is an exit from the courtyard through the fence, this exit is always unlocked from the courtyard side. The apartment building residents will be able to unlock the doors to re-enter the building from the courtyard. The occupant load of the courtyard on a daily basis will be less than 50 occupants. *There may be times when community events and similar events are held in the courtyard resulting in an occupant load of more than 49 in the courtyard. When these events are held the egress doors into the building will be unlocked. **Questions: 1) How is this exit labeled normally and during community events? 2) Should a fire alarm A/V device be placed near this door on the exterior side, so residents or guests do not re-enter the building during an emergency?**

State Building Commissioner's Comments:

Other Comments (if applicable):

Code Services Staff Comments: The code requires a sprinkler system to be provided throughout all buildings with a Group R fire area. The request is to allow an existing 3,400 sq. ft. 2-stories with a partial basement residential home, to be used as a shelter for homeless pregnant women. Proponent states the maximum served will be 8 persons. Smoke, fire, and carbon monoxide wireless alarm system will be provided and monitored by an off site security company. **Will there be anyone working in the building?**

Variance Conditions: The existing structure is currently on a private well and the non-for-profit organization does not have the funds available. The existing structure is roughly a 3,400 sq. ft. finished residential house with (2) stories and a partial basement. The house will be a shelter for homeless pregnant women. This is not open to the public. The use will be sporadic, depending on the communities needs. The maximum served will be 8.

Staff Recommendation Category: C

Complete?: Yes.

Variance Number: 18-03-69 (a)(b)(c)

Project Name: Stadium Facility for Tabernacle Presbyterian Church

Address: 418 E 34th Street, Indianapolis, IN 46205

Code Section: (a) ANSI A117.1 Sec. 505.3; (b) 2014 IBC Section 1008.1.5; (c) 2014 IBC Section 1109.12.3

Variance Conditions: (a) Handrails will not be continuous the full length of the ramp. A gate is provided across the ramp that will interrupt continuity. Code requires handrails to be continuous the full length of ramp runs. The project involves construction of a new stadium facility. The facility is used to support outdoor soccer and football events. (b) An exterior ramp does not have landings at a gate. Landings are required on both sides of gates. The project involves construction of a new stadium facility. The facility is used to support outdoor soccer and football events. (c) 37 inches in height. Code requires service counters to be accessible, which requires a maximum of 36 inches in height. The building is classified as an A-5 Occupancy because of the connected outdoor bleacher seating. The interior of the structure is used for concession, restrooms, and storage with a rooftop press box. The facility is used to support outdoor soccer and football events.

Staff Recommendation Category: (a) C; (b) C; (c) C

Complete?: Yes.

Variance Number: 18-03-70 (a)(b)(c)

Project Name: Hampton Inn & Suites – Harrison Square

Address: Jefferson Boulevard and Harrison Street, Fort Wayne, IN 46802

Code Section: (a) 2014 IBC Table 601; (b) 2014 IBC Table 601; (c) WITHDRAWN.

Variance Conditions: (a) The roof steel and supporting elements for the exterior entry canopy and the small rear enclosed vestibule (170 sq. ft.) will not be fire-rated. Based upon the Type IB Construction Type required, the structure is required to be 1-

State Building Commissioner's Comments:

Other Comments (if applicable):

Code Services Staff Comments: (a) The code requires handrails to be continuous the full length of ramp runs. The request is to allow a gate to be placed across the ramp that will interrupt continuity. The gate will be open at all times the stadium is in use. A handrail will be provided on the gate and extended to the existing landing and adjacent ramp run. Proponent states the gate is needed for security of the stadium. (b) The code requires landings on both sides of the gate. The request is to not provide landings on an exterior ramp at a gate. The gate will be open at all times the stadium is in use. Handrails will be provided on the gate and extended to the existing landing. Proponent states the ramp cannot be re-graded to allow for the landings without affecting existing drainage facilities at the stadium. (c) 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 37 inches in height. Proponent states the ticket counter window will be corrected to comply. Concession services can be provided at this window if someone needs accommodation and cannot use the 37" counters. Construction is complete. The concession window counters are connected to counter tops inside the concession work area. It will not be simple as lowering the window counter.

State Building Commissioner's Comments:

Other Comments (if applicable): Variance (c) was denied by the Commission at last month's meeting [Variance No. 18-02-45 (a)].

Code Services Staff Comments: (a) The code requires IB construction type to be one hour rated for roof construction and associated secondary members The request is to allow the roof steel and supporting elements for the exterior entry canopy and the small rear enclosed vestibule (170 sq. ft.) to not be fire-rated. Per the proponent, the exterior canopy is provided only for weather shelter for people entering and leaving the front lobby of the building. There is no fuel load under the canopy. Sprinkler protection will be provided in the enclosed 1st floor vestibule as required. **Questions: Will cars be allowed to park under the canopy to "check-in"? Is it structurally independent or does it attach to the hotel?** (b) The code requires IB construction type to be one hour rated for roof construction. The request is to allow the roof steel over the 7th floor to be of unprotected noncombustible construction. Building will be

hour rated. The project involves construction of a 7-story hotel, with amenity spaces and service functions on the 1st floor and the bar and fitness area on 7th floor. Guest rooms are located on floors 2-7. **(b)** Roof steel over the 7th floor will be of unprotected noncombustible construction. Based upon Type IB Construction required, the roof is required to be 1-hour rated. The project involves construction of a 7-story hotel, with amenity spaces and service functions on the 1st floor and the bar and fitness area on 7th floor. Guest rooms are located on floors 2-7. **(c)** WITHDRAWN.

Staff Recommendation Category: (a) C; (b) C; (c) WITHDRAWN

Complete?: Yes.

Variance Number: 18-03-71

Project Name: Ollie's Bargain Outlet

Address: 71A Pine Lake Avenue, La Porte, IN 46350

Code Section: 675 IAC 12-4-12(f), 2014 IBC Section 503.1

Variance Conditions: The existing shopping center doesn't meet the current code; it was built in 1989. And the addition of the small truck service enclosure adds to the non-compliance. Under the current code, it's not an unlimited area building (507) because it is not fully sprinklered & surrounded by open public ways 40 or 60' wide. It is not a separated mixed use building (508) because it doesn't meet the sum of the ratios provision. It cannot be considered separate buildings on the same lot (503.1.2) because there are no known fire walls in use.

Staff Recommendation Category: C

Complete?: Yes.

Variance Number: 18-03-72 (a)(b)

Project Name: USI Natatorium

Address: 8600 University Boulevard, Evansville, IN 47712

Code Section: (a) 2014 IBC Table 706.4; **(b)** 2014 IBC Section 903.2.1.3

Variance Conditions: (a) A4 Natatorium will be separated from existing A3 Physical Activities building by 2 hr. fire barrier in lieu of 3 hr. fire wall. **(b)** 16,000 sq. ft. A3 Type IIB sprinklered natatorium will not have sprinklers over pool water area.

Staff Recommendation Category: (a) C; (b) B

Complete?: Yes.

fully sprinklered. The sprinkler system on the 7th floor will be provided with a design density increase of 100% above the minimum required for light hazard occupancy - 0.2 gpm per sq. ft. in lieu of the minimum 0.1 gpm per sq. ft. Sprinklers will be at light hazard spacing. **(c)** WITHDRAWN BY PROPONENT.

State Building Commissioner's Comments:

Other Comments (if applicable):

Code Services Staff Comments: The code prohibits additions to building or structure plus the existing building or structure from exceeding the allowable area based on the construction type. The request is to allow a 400 sq. ft. truck service addition to be put to the existing building putting the building in further non-compliance, without having to separate it from the existing building with a fire wall. Instead, a 3-hour fire barrier will be added to separate the existing stock room from the existing building in order to create a new fire area.

State Building Commissioner's Comments:

Other Comments (if applicable):

Code Services Staff Comments: (a) The code requires separation using a 3 hour fire wall for Group A occupancies. However the code does allow a 2 hour fire wall for Type II structures, of which these are. The request is to allow a 2 hour fire barrier in lieu of the fire wall. This is a new fully sprinklered Type II building which houses new swimming pool/locker room facilities has approximately 45' of exterior wall connected to existing Type IIB fully sprinklered masonry wall of physical activities building. The proponent will increase sprinkler density in adjacent pool mechanical room which is partially located along wall in question and water heater service room. Masonry walls will be provided in new building at connecting location. **(b)** The code requires an automatic sprinkler system when an area in A3 exceeds 12,000 sq. ft. The request is to allow the area in a 16,000 sq. ft. building over a swimming pool used year round to not have sprinkler coverage. The proponent will sprinkler the remainder of deck and all other areas will be fully covered to standards. Sprinkler density will be increased in pool pump and heater room.

State Building Commissioner's Comments:

	Other Comments (if applicable):
<p>Variance Number: 18-03-73</p> <p>Project Name: Cummins Corporate Office Renovation</p> <p>Address: 500 Jackson Street, Columbus, IN 47201</p> <p>Code Section: 2014 IBC Section 712.1</p> <p>Variance Conditions: New floor openings in the existing office building will be created between the basement and first floor with stairs that connect the basement, 1st floor, and 2nd floor within the existing building. Code requires vertical openings to comply with Section 712. The 2nd floor is open to the 1st floor, therefore a vertical opening cannot be provided in accordance with Section 712.</p> <p>Staff Recommendation Category: C</p> <p>Complete?: Yes.</p>	<p>Code Services Staff Comments: Vertical openings will not comply with code. New floor openings in the existing office building will be created between the basement and first floor with stairs that connect the basement, 1st floor, and 2nd floor within the existing building. Due to the 2nd floor being open to the 1st floor, a vertical opening cannot be provided per code. The building is sprinklered throughout. The floor openings at the basement will be protected with a 12" draft curtain and closely spaced sprinklers. The existing building has a fire alarm system throughout. 18326 The code requires vertical floor openings to comply with Section 712. The code also refers to Section 1009 for items to be completed to make the vertical opening compliant. The request is to allow floor openings (stairs) from the basement to the second floor. The proponent will comply with Section 1009. The building is sprinklered throughout. The floor openings at the basement will be protected with a 12" draft curtain and closely spaced sprinklers. The existing building has a fire alarm system throughout.</p> <p>State Building Commissioner's Comments:</p> <p>Other Comments (if applicable):</p>
<p>Variance Number: 18-03-74 (a)(b)</p> <p>Project Name: Greene-Sullivan S.F. Campground Cabins</p> <p>Address: 2551 S SR 159, Dugger, IN 47848</p> <p>Code Section: (a) 2010 IECC (675 IAC 19) 4.1.1.1; (b) 2014 IBC Section 903.2.8</p> <p>Variance Conditions: (a) The rustic cabin does not have heating, ventilation, air conditioning, or inside plumbing. Cabins do not have insulation or energy efficient envelopes as would be required by the energy code. (b) The rustic cabin do not have heat or plumbing. No provisions for sprinkler fire protection as required by code.</p> <p>Staff Recommendation Category: (a) C; (b) C</p> <p>Complete?: Yes.</p>	<p>Code Services Staff Comments: (a) The 270 sq. ft. cabin will not be designed to comply with the Energy Code. The cabins will be located in primitive campground. Cabins will be provided without heat or air-conditioning, as a shelter for campers equipped to withstand the prevailing weather conditions. Similar variance was granted in the past. (b) The code requires a sprinkler system to be provided throughout all buildings with a Group R fire area. The request is to allow the system to not be provided in the 270 sq. ft. cabin due to there being no inside plumbing. Electric and battery back-up smoke detector will be provided as required by code. Similar variance was granted in the past.</p> <p>State Building Commissioner's Comments:</p> <p>Other Comments (if applicable):</p>
<p>Variance Number: 18-03-75 (a)(b)</p> <p>Project Name: YMCA Downtown Evansville</p> <p>Address: 516 Court Street, Evansville, IN 47708</p> <p>Code Section: (a) 2010 NFPA 13 Installation of Sprinkler Systems (675 IAC 28-1-5) Section 8.1.1; (b) 2014 IBC Section 503.1</p> <p>Variance Conditions: (a) Automatic sprinkler protection will not be provided over the pool. The building will be otherwise sprinklered throughout for purposes of</p>	<p>Code Services Staff Comments: (a) The code requires that sprinklers be installed in all areas of a structure when required. The request is to allow the area above the pool to be non-sprinklered. The building will be otherwise sprinklered throughout for purposes of permitting nonrated corridors, etc. (b) The code requires that buildings do not exceed what is allowed in height and area per the specified limits. The request is to allow the first floor of a two story building type IIB construction to exceed the allowable area by 37% or 47,725 sq. ft. The area includes a gymnasium, pool, fitness facilities, offices and other support functions. The building will be protected throughout with an automatic sprinkler system per NFPA 13 (with the exception of sprinklers over the pool per other variance requested). The sprinkler system throughout the building will be provided with a design density increase of 50% above</p>

permitting nonrated corridors, etc. The will include a gymnasium, pool, fitness facilities, offices, and related support functions. Also included is a “partner” 2-story attached space that will house physical therapy and wellness services. The building is mixed use; A-3, and B Occupancies. The building will replace the existing 1927 building at another location. (b) The 1st floor of the proposed 2-story building will exceed the allowable area for Type IIB Construction by approximately 37% - actual area will be 47,725 sq. ft. The 2nd floor (34,960 sq. ft.) is within the area allowed. The will include a gymnasium, pool, fitness facilities, offices, and related support functions. Also included is a “partner” 2-story attached space that will house physical therapy and wellness services. The building is mixed use; A-3, and B Occupancies. The building will replace the existing 1927 building at another location.

Staff Recommendation Category: (a) A, (b) C

Complete?: Yes.

Variance Number: 18-03-76

Project Name: Locked Up Fort Wayne

Address: 6342 W Jefferson Boulevard, Fort Wayne, IN 46804

Code Section: 2014 IBC Sections 1008.1.9, 1008.1.9.5, 1008.1.9.9

Variance Conditions: Electromagnetic locks will not have hardware that is affixed to the door leaf. The electromagnetically locked egress doors in the escape rooms will meet the requirements of Section 1008.1.9.9 with the exception that the hardware is not affixed to the door leaf. Section 1008.1.9 requires doors to be readily openable without the use of a key or "special knowledge or effort." Section 1008.1.9.5 prohibits the unlatching of any door or leaf to require more than one operation. The use of a push button to exit has been determined to require "special knowledge or effort" and the proposed hardware has been determined to require more than one operation to unlatch the door leaf. The project involves the remodel of an existing 5,070sf tenant space for use as an escape room.

Staff Recommendation Category: C

Complete?: Yes.

Variance Number: 18-03-77

Project Name: Office Mezzanine Expansion

Address: 9000 N Kentucky Avenue, Evansville, IN 47725

Code Section: 2014 IBC Table 706.4

the minimum required for light hazard occupancy - 0.15 gpm per sq. ft. in lieu of the minimum 0.1 gpm per sq. ft. In addition to enhanced sprinkler protection, 1-hour fire partitions will be provided at the 1st floor to separate the gym, pool, and partner spaces.

State Building Commissioner’s Comments:

Other Comments (if applicable):

Code Services Staff Comments: The code permits electromagnetic locks on egress doors if five criteria are met. Hardware being affixed to the door leaf that has an obvious method of operation that is readily operated under all lighting conditions is one of them. The request is to allow electromagnetic locks on the doors, but not comply with the hardware being affixed to the door leaf requirement. Existing 5,070 sq. ft. tenant space is being remodeled for use as an "Escape Room". Tenant space is fully sprinklered with fire alarm. Proponent states all participants sign a waiver noting they will be placed in these rooms and will be given instruction on the use of the push-to-exit buttons in case of an emergency prior to the start of the game. The escape room is continuously monitored from a control room within the tenant space. Locks will automatically unlock when power to the hardware is interrupted and when the light switch is turned off. **Similar variances have been granted in the past.**

State Building Commissioner’s Comments:

Other Comments (if applicable): LATE FILING.

Code Services Staff Comments: The code requires a 3 hour structurally independent fire wall to separate areas of F-1/S-1 occupancies since the building is over allowable area. Proponent states that the current use of the F-1/S-1 is very near to qualifying as a F-2/S-2 at which point a 2 hour wall would be acceptable. Request is to allow the built 2 hour fire barrier wall to be used in lieu of the 3 hour structurally independent fire wall. Area is staffed by trained workers familiar with exiting and conditions of space.

State Building Commissioner’s Comments:

Variance Conditions: Existing Type II F1/S1/B Building is over allowable area and the section of the building containing the 2nd floor office expansion area is only separated from rest of the S1/F1 building by 2 hr. fire barrier in lieu of 3 hr. fire wall. F1/S1 areas are used to assemble new electric generators to customers' specifications. 90% of components are steel or iron.

Staff Recommendation Category: C

Complete?: Yes.

Variance Number: 18-03-78

Project Name: Jill's House

Address: 751 East Tamarak Trail, Bloomington, IN 47408

Code Section: 2014 IBC Section 1008.1.9.7

Variance Conditions: Our facility is a combination Memory Care facility and Preschool. We are seeking a variance to be able to use Delayed egress locks on our preschool which is located on the bottom level of our facility. We are seeking this for two reasons. The first is to ensure the safety of our Memory Care Residents upstairs who reside in a locked down facility, if these doors remained unsecured they may be able to get out. The second is for the safety of our preschoolers because the entry doors to our preschool sit approximately 10 feet of the main drive to our facility and we worry about a kid darting out and being hit by a car. In October of 2016 we officially opened Jill's House as a dedicated memory care facility that would provide a secure environment for our residents with Alzheimer's and Dementia. At that time we had no plans for the large areas in the basement except for storage. After we had been open about 8 months we began to do research into the benefits of intergenerational interaction on memory care patients and the kids who interacted with them. After some deliberation we determined that that space downstairs could be repurposed into the Jill's House Intergenerational Learning Center and be an accredited preschool. We have renovated the space and included the Vanguard Mag Lock System that we have throughout the rest of the building. It was determined during inspection that these do not meet code for a "Type E" occupancy and that is why we are seeking the variance. At this time we are complying with local regulations not to have the mag lock feature turned on while class is in session.

Staff Recommendation Category: C

Complete?: Yes.

Variance Number: 18-03-79

Project Name: Pro Shop Cold Storage

Address: 2798 W County Road 25 S, Paoli, IN 47454

Other Comments (if applicable):

Code Services Staff Comments: The code allows delayed egress locks in occupancies except; A, E and H. The proponent is seeking a variance to be able to use Delayed egress locks in a preschool which is located on the bottom level of the facility. This facility houses Memory Care patients upstairs and a daycare on the first level near a busy street. Each classrooms open up directly to the outside. **Questions: Does the building have an automatic sprinkler system or smoke detection system? Locks need to unlock immediately upon activation of either system.**

State Building Commissioner's Comments:

Other Comments (if applicable):

Code Services Staff Comments: The code requires attics used for storage of combustible materials to be protected on the storage side as required for 1-hour fire-resistance-rated construction. The request is to allow the attic space adjacent to the Pro Shop to not be rated. The attic will store combustible cardboard boxes. Proponent states additional heat and smoke sensors and additional fire extinguishers will be

Code Section: 2014 IFC Section 215.3.4 (675 IAC 22-2.5)

Variance Conditions: The attic space adjacent to the Pro Shop is being used for storage of products in combustible cardboard boxes. The attic space will not be 1-hour rated. The Pro Shop is a leased area inside and attached to the building owned and operated by Paoli Peaks Inc. The area is a cold storage area, with no heating equipment supplied. Electric is supplied by wire ran inside metal conduit, wired directly to breaker panel, powering LED lights which are plugged directly into approved receptacles.

Staff Recommendation Category: C

Complete?: Yes.

installed in the area. Public is not allowed in the area, only employees and that is on a limited basis.

State Building Commissioner's Comments:

Other Comments (if applicable):