



IDHS VARIANCE DETERMINATIONS REPORT

Variance Determinations issued between February 26, 2025, and March 24, 2025.

Reported at the April 1, 2025 Fire Prevention and Building Safety Commission meeting.

IDHS VARIANCE DETERMINATIONS ISSUED BETWEEN FEBRUARY 26, 2025 AND MARCH 24, 2025.

Variance Number	Project Name	County	Code	Section	Action	Reason	Date Order Issued
25-02-61	VCS – Heavilin Elem – Solar PV	Porter	2009 Indiana Electrical Code (675 IAC 17-1.8)	100.13(A)	Approved as Submitted		02/28/2025
25-02-62(a)	Yorktown High School Addition and Renovations	Delaware	12-4-12 Existing Buildings; Additions or Alterations	GAR 675 IAC 12-4-12(f)	Approved as Submitted		02/28/2025
25-02-62(b)	Yorktown High School Addition and Renovations	Delaware	InBC 2014	1018.1, Tble 1018.1	Approved as Submitted		02/28/2025
25-02-62(c)	Yorktown High School Addition and Renovations	Delaware	InBC 2014	716.5.3 Tbl 716.5	Approved as Submitted		02/28/2025
25-02-63	Foamcraft	Marion	2014 IBC	1021.2	Approved with IDHS Condition(s)	A sign stating a maximum of 47 persons shall be posted on the 2nd story roof top patio.	02/28/2025
25-02-64	Central at 29	Marion	2014 IMC	1107.3	Approved as Submitted		02/28/2025
25-02-65	University of Notre Dame Shields Family Hall	St Joseph	2010 NFPA 13 Installation of Sprinkler Systems (675 IAC 28-1-5)	8.1.1	Approved as Submitted		02/28/2025
25-02-66	Winterfield	Johnson	675 IAC	20-2-27	Approved with IDHS Condition(s)	This bath house classifies as a B occupancy.	02/28/2025
25-02-67	Residence Inn	Hamilton	IBC 2014	3004.1	Withdrawn		03/03/2025
25-02-68	Clowes Hall Restrooms	Marion	2014 InBC	2902.2	Approved as Submitted		03/06/2025
25-02-69	Crosspoint Refrigeration New Construction	Marion	2014 IBC	1103.1	Approved as Submitted		03/06/2025

IDHS Variance Determinations Report
Determinations Issued Between February 26, 2025, and March 24, 2025

25-02-70	Tri-County High School Bus Barn	White	10 Indiana Energy Conservation Code (675 IAC 19-3)	4.1.1.1	Approved as Submitted		03/06/2025
25-02-71(a)	RHIT Residence Hall	Vigo	ASME A17.1-2007	2.22.1.1	Approved as Submitted		03/06/2025
25-02-71(b)	RHIT Residence Hall	Vigo	ASME A17.1-2007	2.18.5.1	Approved as Submitted		03/06/2025
25-02-71(c)	RHIT Residence Hall	Vigo	ASME A17.1-2007	2.18.4.2.5	Approved as Submitted		03/06/2025
25-02-71(d)	RHIT Residence Hall	Vigo	ASME A17.1-2007	2.20.1	Approved as Submitted		03/06/2025
25-02-72(a)	ISU Early Childhood Education Center	Vigo	ASME A17.1-2007	2.22.1.1	Approved as Submitted		03/06/2025
25-02-72(b)	ISU Early Childhood Education Center	Vigo	ASME A17.1-2007	2.18.5.1	Approved as Submitted		03/06/2025
25-02-72(c)	ISU Early Childhood Education Center	Vigo	ASME A17.1-2007	2.20.1	Approved as Submitted		03/06/2025
25-02-73	Carmel Middle School Intense Behavior Support Program	Hamilton	InBC 2014	1008.1.9.7, Item 4	Approved as Submitted		03/06/2025
25-03-01	St. Paul Child Care Bldg 2	Clark	12-4-12 Existing Buildings; Additions or Alterations	675 IAC 12-4-12(b)	Approved with IDHS Condition(s)	IDHS will support a "time-limited variance" for up to two (2) years to either achieve compliance with the current building or seek another location for this operation/use. This arrangement will allow you to be in good standing with FSSA (registered ministry/ childcare) certification during this time-limited period. IDHS/Fire Marshal's Office inspectors will check-in with an inspection every six (6) months to document progress towards compliance. This time-limited variance shall expire March 1, 2027.	03/11/2025
25-03-02(a)	H3 Kokomo	Howard	ASME A17.1 2007	2.20.1,2.20.4,2.20.9 1 and 2 2	Approved as Submitted		03/11/2025

IDHS Variance Determinations Report
Determinations Issued Between February 26, 2025, and March 24, 2025

25-03-02(b)	H3 Kokomo	Howard	ASME A17.1 2007	2.20.1,2.20.4,2.20.9 1 and 2 2	Approved as Submitted		03/11/2025
25-03-03	Five Points Surgery Center	Hancock	2014 InBC	709.5	Approved as Submitted		03/11/2025
25-03-04	Buckingham at West Lafayette Pool	Tippecanoe	ISPC	Rule 2, Sec. 17	Approved as Submitted		03/11/2025
25-03-05	Synergy Cells_Area 100-300	St Joseph	2014 Indiana Building	703.2	Approved as Submitted		03/11/2025
25-03-06	Springs at Mishawaka	St Joseph	2010 ISPC	675(IAC 20-2-17)	Approved as Submitted		03/11/2025
25-03-07	Republic Airways Headquarters	Hamilton	ASME A17.1 2007	2.20.1,2.20.4,2.20.9 1 and 2 2	Approved as Submitted		03/11/2025
25-03-08(a)	Vivera Oakwood	St Joseph	2014 IBC	1018.6	Approved as Submitted		03/11/2025
25-03-08(b)	Vivera Oakwood	St Joseph	2014 IBC	714.4.1.2	Approved as Submitted		03/11/2025
25-03-08(c)	Vivera Oakwood	St Joseph	2014 IBC	3004.1	Approved as Submitted		03/11/2025
25-03-09	ESL Spectrum Office Remodel	Marion	2014 InBC	2902.2	Approved as Submitted		03/11/2025
25-03-10(a)	JC Hart South Bend Multifamily Development	St Joseph	ISPC	Rule 2, Sec. 27(a)	Approved as Submitted		03/11/2025
25-03-10(b)	JC Hart South Bend Multifamily Development	St Joseph	2014 IBC	706.1	Approved as Submitted		03/11/2025
25-03-10(c)	JC Hart South Bend Multifamily Development	St Joseph	ISPC	Rule 2, Sec. 26(f)	Approved as Submitted		03/11/2025
25-03-10(d)	JC Hart South Bend Multifamily Development	St Joseph	2014 IBC	1004.1.2	Approved as Submitted		03/11/2025
25-03-10(e)	JC Hart South Bend Multifamily Development	St Joseph	2014 IBC	716.5	Approved as Submitted		03/11/2025
25-03-10(f)	JC Hart South Bend Multifamily Development	St Joseph	2014 IBC	706.5.2	Approved as Submitted		03/11/2025

IDHS Variance Determinations Report
Determinations Issued Between February 26, 2025, and March 24, 2025

25-03-10(g)	JC Hart South Bend Multifamily Development	St Joseph	2014 IBC	706.5	Approved as Submitted		03/11/2025
25-03-10(h)	JC Hart South Bend Multifamily Development	St Joseph	2014 IBC	3104.5	Approved as Submitted		03/11/2025
25-03-10(i)	JC Hart South Bend Multifamily Development	St Joseph	2014 IMC	918.6, exc. 5.1	Approved as Submitted		03/11/2025
25-03-10(j)	JC Hart South Bend Multifamily Development	St Joseph	2014 IBC	3004.1	Approved as Submitted		03/11/2025
25-03-10(k)	JC Hart South Bend Multifamily Development	St Joseph	2014 IBC	714.4.1.2	Approved as Submitted		03/11/2025
25-03-10(l)	JC Hart South Bend Multifamily Development	St Joseph	2014 IBC	1209.2	Approved as Submitted		03/11/2025
25-03-10(m)	JC Hart South Bend Multifamily Development	St Joseph	2014 IMC	1102.2	Approved as Submitted		03/11/2025
25-03-11	Westfield Fire Department Station	Hamilton	2014 IBC	1103.1	Approved as Submitted		03/12/2025
25-03-12(a)	Reserve On Park	Allen	2007 IN elev code	2.18.5	Approved as Submitted		03/12/2025
25-03-12(b)	Reserve On Park	Allen	2007 IN elev code	2.20.4	Approved as Submitted		03/12/2025
25-03-13	Moreau Seminary Renovation	St Joseph	2014 IBC	717.6.1	Approved as Submitted		03/12/2025
25-03-14	North Knox Jr. Sr. High School	Knox	2011 NFPA 25 Inspection, Testing and Maintenance of Water Based Fire Protection Systems (675 IAC 28-1-12)	6.2.1 2011 Edition NFPA 25	Approved with IDHS Condition(s)	All cabinets and connections shall remain accessible and maintained for fire department use in the event of a fire.	03/12/2025
25-03-15(a)	Home 2 Suites – Muncie	Delaware	ASME A17.1-2007	2.18.5.1	Approved as Submitted		03/13/2025
25-03-15(b)	Home 2 Suites – Muncie	Delaware	ASME A17.1-2007	2.22.1.1	Approved as Submitted		03/13/2025
25-03-15(c)	Home 2 Suites – Muncie	Delaware	ASME A17.1-2007	2.18.4.2.5	Approved as Submitted		03/13/2025
25-03-15(d)	Home 2 Suites – Muncie	Delaware	ASME A17.1-2007	2.20.1	Approved as Submitted		03/13/2025

IDHS Variance Determinations Report
Determinations Issued Between February 26, 2025, and March 24, 2025

25-03-16	Nicks Patio	Monroe	2014 IFC	3103.5	Approved with IDHS Condition(s)	<p>1. The applicant shall comply with all state and manufacturer's requirements for operation of tent.</p> <p>2. The tent shall be inspected weekly for purposes of ensuring its structural stability and identifying any apparent safety hazards. If during an inspection it is found that the tent's structural stability has been compromised or another safety hazard exists, the tent shall not be occupied until the issue has been remedied.</p> <p>3. The tent shall not be occupied in the event of any actual or forecasted accumulating snow or high wind event, which exceeds any manufacturer or installer recommendations or, if neither exist any limit acceptable by the authority having jurisdiction. The tent must be reinspected in the event of any high wind or accumulating snow.</p> <p>4. Open flame and heating and cooking sources are not permitted within the tent.</p> <p>5. This variance shall begin April 1, 2025 and expire on November 30, 2025.</p>	03/13/2025
25-03-17	F&L New Building	Lagrange	2014 IBC	903.2.4.1	Approved as Submitted		03/13/2025
25-03-18	Walmart Fuel Station	Hamilton	2010 Indiana Energy Conservation Code (675 IAC 19-4)	5.4.3.4 - Vest.	Approved as Submitted		03/17/2025
25-03-19	Warehouse Addition	Elkhart	2014 IBC	706.8 Openings	Approved as Submitted		03/19/2025
25-03-20	Premiere Storage Dupont Rd.	Allen	2014 IBC	504.2	No Variance Required	<p>Table 503 of the 2014 Indiana Building Code allows an S-1 occupancy building, II-B construction, to be 3-stories. Section 504.2 permits the building to be increased by (1)</p>	03/21/2025

IDHS Variance Determinations Report
Determinations Issued Between February 26, 2025, and March 24, 2025

						story in a fully sprinklered building.	
25-03-21	Electric Works	Allen	ASME A17.1 2007	2.20.1,2.20.4,2.20.9 1 and 2 2	Approved as Submitted		03/19/2025
25-03-22	Next Step Community Housing	Vigo	2012 Indiana Plumbing Cod, (675 IAC 16-1.4)	405.3.2	Approved as Submitted		03/19/2025
25-03-23	Westfield Endoscopy Center	Hamilton	2014 InBC	709.5	Approved as Submitted		03/19/2025
25-03-24	Ardalan Plaza	Hamilton	2014 IBC	1007.8	Approved as Submitted		03/19/2025
25-03-25	Merchants HQ 2.0	Hamilton	ASME A17.1 2007	2.20.1,2.20.4,2.20.9 1 and 2 2	Approved as Submitted		03/19/2025
25-03-26	Cold Storage	Lake	ASME A17.1 2007	2.20.1,2.20.4,2.20.9 1, 2.18.5	Approved as Submitted		03/19/2025
25-03-27	Benjamin Harrison Presidential Site Museum	Marion	2011 IESC	2.11.6.3	Approved as Submitted		03/19/2025
25-03-28(a)	Northwest Cancer Center Crown Point	Lake	2007 IN elev code	2.18.5	Approved as Submitted		03/19/2025
25-03-28(b)	Northwest Cancer Center Crown Point	Lake	2007 IN elev code	2.20.4	Approved as Submitted		03/19/2025
25-03-29(a)	The Linc	Porter	2007 IN elev code	2.18.5	Approved as Submitted		03/19/2025
25-03-29(b)	The Linc	Porter	2007 IN elev code	2.20.4	Approved as Submitted		03/19/2025
25-03-30(a)	Purdue Wesley Foundation	Tippecanoe	2014 IBC	714.4.1.2	Approved as Submitted		03/19/2025
25-03-30(b)	Purdue Wesley Foundation	Tippecanoe	2014 IBC	1007.8	Approved as Submitted		03/19/2025
25-03-30(c)	Purdue Wesley Foundation	Tippecanoe	2014 IBC	3004.1	Approved as Submitted		03/19/2025
25-03-31(a)	Guardian RV Building Rows 4-5	Marion	2014 IMC	404.1	Approved as Submitted		03/19/2025

IDHS Variance Determinations Report
Determinations Issued Between February 26, 2025, and March 24, 2025

25-03-31(b)	Guardian RV Building Rows 4-5	Marion	2014 IMC	404.2	Approved as Submitted		03/19/2025
25-03-32	Stoops Freightliner	Marion	ASME A17.1 2007	2.20.1,2.20.4,2.20.9 1 and 2 2	Approved as Submitted		03/19/2025
25-03-33	Seeds of Hope	Marion	2014 InBC	1022.4	Approved with IDHS Condition(s)	Riser rooms and roof access rooms shall not be used for storage of any kind.	03/19/2025
25-03-34	Isval USA Inc. Solar Installation	Marion	2009 NFPA 70 Indiana Electrical Code (675 IAC 17-1.8)	110.13 A, Mounting	Approved as Submitted		03/19/2025
25-03-35	River Centre Event Tent	Dubois	2014 IFC	3103.5	Not Approved	Applicant has not demonstrated undo hardship. Applicant has not demonstrated that non compliance with the rule will not be adverse to the public health, safety, or welfare. Temporary structure has exceeded it's temporary time frame. Submitter failed to demonstrate long term solution.	03/19/2025
25-03-36	New Behavioral Health Hospital	Marion	ICC A117.1	609.2	Approved as Submitted		03/19/2025
25-03-37	New Behavioral Health Hospital	Marion	ICC A117.1 '09	608.2.2.3	Approved as Submitted		03/19/2025
25-03-38	Kragt Property – Building Remodel	Lagrange	2008 Indiana Building Code (675 IAC 13-2.5)	675 IAC 13-2.6-6	Withdrawn		03/24/2025
25-03-39	2025 Tractor Supply 20x30 frame canopy for plants	Johnson	2014 IFC	3103.5, tent >30days	Approved with IDHS Condition(s)	1. The applicant shall comply with all state and manufacturer's requirements for operation of tent. 2. The tent shall be inspected weekly for purposes of ensuring its structural stability and identifying any apparent safety hazards. If during an inspection it is found that the tent's structural stability has been compromised or another safety hazard exists, the tent shall not be occupied until the issue has been remedied.	03/24/2025

IDHS Variance Determinations Report
Determinations Issued Between February 26, 2025, and March 24, 2025

						<p>3. The tent shall not be occupied in the event of any actual or forecasted accumulating snow or high wind event, which exceeds any manufacturer or installer recommendations or, if neither exist any limit acceptable by the authority having jurisdiction. The tent must be reinspected in the event of any high wind or accumulating snow.</p> <p>4. Open flame and heating and cooking sources are not permitted within the tent.</p> <p>5. This variance shall begin March 26, 2025 and expire on July 19, 2025.</p>	
25-03-40	2025 Tractor Supply 20x30 frame canopy for plants	Wayne	2014 IFC	3103.5, tent >30days	Approved with IDHS Condition(s)	<p>1. The applicant shall comply with all state and manufacturer's requirements for operation of tent.</p> <p>2. The tent shall be inspected weekly for purposes of ensuring its structural stability and identifying any apparent safety hazards. If during an inspection it is found that the tent's structural stability has been compromised or another safety hazard exists, the tent shall not be occupied until the issue has been remedied.</p> <p>3. The tent shall not be occupied in the event of any actual or forecasted accumulating snow or high wind event, which exceeds any manufacturer or installer recommendations or, if neither exist any limit acceptable by the authority having jurisdiction. The tent must be reinspected in the event of any high wind or accumulating snow.</p>	03/24/2025

IDHS Variance Determinations Report
Determinations Issued Between February 26, 2025, and March 24, 2025

						4. Open flame and heating and cooking sources are not permitted within the tent. 5. This variance shall begin March 26, 2025 and expire on July 19, 2025.	
25-03-41	Greenwood Fire Department Station	Johnson	2014 IBC	1103.1	Approved as Submitted		03/24/2025
25-03-42	St. Paul Child Care Bldg	Clark	12-4-12 Existing Buildings; Additions or Alterations	675 IAC 12-4-12(k)	No Variance Required	Building is already a class 1 structure.	03/24/2025

Please be aware, this report is for informational purposes only. For official records of determinations, please refer to the variance database located here: <https://oas.dhs.in.gov/dfbs/variance/start.do?method=viewApplications>. Determinations contained in this report may not be final and are subject to modification.