



IDHS VARIANCE DETERMINATIONS REPORT

Variance Determinations issued between May 23, 2025, and June 23, 2025.

Reported at the July 01, 2025 Fire Prevention and Building Safety Commission meeting.

IDHS VARIANCE DETERMINATIONS ISSUED BETWEEN MAY 23, 2025 AND JUNE 23, 2025.

Variance Number	Project Name	County	Code	Section	Action	Reason	Date Order Issued
25-05-37(a)	Long Item Development Corp Addition	Marion	2014 IFC	507.5	Approved with IDHS Condition(s)	Access gate shall have a minimum of a 15 ft. wide opening and be provided with an IFD approved key box and installed at the time of granted occupancy.	05/23/2025
25-05-37(b)	Long Item Development Corp Addition	Marion	2014 IFC	503.1.1	Approved with IDHS Condition(s)	Access gate shall have a minimum of a 15 ft. wide opening and be provided with an IFD approved key box and installed at the time of granted occupancy.	05/23/2025
25-05-47	3600 Woodview Trace	Marion	2009 ICC	A117.1 608.2.1.3 seat	Not approved	Applicant has not demonstrated undo hardship.	05/29/2025
25-05-48	Anthony Wayne Building Elevator Modernization	Allen	2014 IBC	403.4.8	Approved as Submitted		05/29/2025
25-05-49	Mount Pleasant Christian Church	Johnson	2014 InBC	706.8	Approved as Submitted		05/29/2025
25-05-50	Kokomo Covention Center	Howard	ASME A17.1 2007	2.18.5.1	Approved as Submitted		05/29/2025
25-05-51	Realife Church – Phase 4 Renovation	Hancock	2014 IBC	716.5	Approved as Submitted		05/29/2025
25-05-52	The Eddy at North River	Allen	2014 IMC	501.3.1, Item 3	Approved as Submitted		05/29/2025
25-05-53(a)	Fort Benjamin Mixed Use Development	Marion	InBC 2024	3104.5	Approved as Submitted		05/29/2025

IDHS Variance Determinations Report
Determinations Issued Between May 23, 2025, and June 23, 2025

25-05-53(b)	Fort Benjamin Mixed Use Development	Marion	InBC 2014	705.8/Table 705.8	Approved as Submitted		05/29/2025
25-05-53(c)	Fort Benjamin Mixed Use Development	Marion	InBC 2014	716.5/Tble 716.5	Approved as Submitted		05/29/2025
25-05-53(d)	Fort Benjamin Mixed Use Development	Marion	InBC 2014	706.5, 706.5.1	Approved as Submitted		05/29/2025
25-05-53(e)	Fort Benjamin Mixed Use Development	Marion	InBC 2014	1209.2	Approved as Submitted		05/29/2025
25-05-53(f)	Fort Benjamin Mixed Use Development	Marion	InBC 2014	714.4.1.2, Item 7	Approved as Submitted		05/29/2025
25-05-53(g)	Fort Benjamin Mixed Use Development	Marion	InBC 2014	1406.3, Exc. 3	Approved as Submitted		05/29/2025
25-05-53(h)	Fort Benjamin Mixed Use Development	Marion	InBC 2014	1007.8	Approved as Submitted		05/29/2025
25-05-53(i)	Fort Benjamin Mixed Use Development	Marion	InBC 2014	3004.1	Approved as Submitted		05/29/2025
25-05-53(j)	Fort Benjamin Mixed Use Development	Marion	InMC 2014	918.6, Exc 5.1	Approved as Submitted		05/29/2025
25-05-53(k)	Fort Benjamin Mixed Use Development	Marion	InBC 2014	913.2.1	Approved as Submitted		05/29/2025
25-05-53(l)	Fort Benjamin Mixed Use Development	Marion	2004 NFPA 82 Incinerators, Waste and Linen Handling Systems and Equipment (675 IAC 28-1-30)	5.2.4.2, 5.2.5.3 and 5.2.7.1	Approved as Submitted		05/29/2025
25-05-53(m)	Fort Benjamin Mixed Use Development	Marion	InMC 2014	1102.2	Approved as Submitted		05/29/2025
25-05-53(n)	Fort Benjamin Mixed Use Development	Marion	InSPC 2013	20-2-26 (f)	Approved as Submitted		05/29/2025
25-05-54(a)	Foundations ABA Office Expansion	Hendricks	2014 IBC	3412.2	Approved as Submitted		05/30/2025
25-05-54(b)	Foundation ABA Office Expansion	Hendricks	2014 IBC	2902.1	Approved as Submitted		05/30/2025
25-05-55	Steinman Magic Carpets Tent Sale	Johnson	In Fire Code 2014	3103.5	Approve with IDHS Condition(s)	1. The applicant shall comply with all state and manufacturer's requirements for operation of tent.	06/02/2025

IDHS Variance Determinations Report
Determinations Issued Between May 23, 2025, and June 23, 2025

						<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 on July 9, 2025 and expire on September 22, 2025.</p>	
25-05-56(a)	Scenic Meadows School	Noble	2014 IBC	1006	Approved as Submitted		06/03/2025
25-05-56(b)	Scenic Meadows School	Noble	2014 IBC	907.2.3	Approved as Submitted		06/03/2025
25-05-56(c)	Scenic Meadows School	Noble	2014 IBC	903.2.8	Approved as Submitted		06/03/2025
25-05-56(d)	Scenic Meadows School	Noble	2014 IBC	1011.3	Approved as Submitted		06/03/2025
25-05-57(a)	Whispering Pine School	Lagrange	2014 IBC	1006.1	Approved as Submitted		06/03/2025
25-05-57(b)	Whispering Pine School	Lagrange	2014 IBC	907.2.3	Approved as Submitted		06/03/2025

IDHS Variance Determinations Report
Determinations Issued Between May 23, 2025, and June 23, 2025

25-05-57(c)	Whispering Pine School	Lagrange	2014 IBC	903.2.8	Approved as Submitted		06/03/2025
25-05-57(d)	Whispering Pine School	Lagrange	2014 IBC	1011.3	Approved as Submitted		06/03/2025
25-05-58	AMG Specialty Hospital Central Indiana – Hancock	Hancock	2014 InBC	709.5	Approved as Submitted		06/05/2025
25-05-59	The Farm at Hickory Bend	Montgomery	2014 InBC	903.2.1.2	Approved as Submitted		06/05/2025
25-05-60	Build	Floyd	2020 IRC	E3901.4.1,3901.2	Approved as Submitted		06/05/2025
25-05-61(a)	Ambrose On Main	Hamilton	2014 IBC	1007.8	Approved as Submitted		06/05/2025
25-05-61(b)	Ambrose On Main	Hamilton	2014 IBC	3004.1	Approved as Submitted		06/05/2025
25-05-61(c)	Ambrose On Main	Hamilton	2014 IBC	714.4.1.2	Approved as Submitted		06/05/2025
25-05-61(d)	Ambrose On Main	Hamilton	2014 IMC	1102.2	Approved as Submitted		06/05/2025
25-05-62	Oasis Apartments	Tippecanoe	ASME A17.1 2007	2.20.1,2.20.4,2.20.9 1 and 2 2	Approved as Submitted		06/06/2025
25-05-63	Westgate on Third Bldgs 1 2 & 3	Monroe	2014 IBC	714.4.1.2 Exc. 7	Approved as Submitted		06/06/2025
25-05-64	Elevator #1 Switch Replacement	Clinton	ASME A17.1-2007	2.27.2.3	Approved with IDHS Condition(s)	This variance shall expire on April 1, 2026.	06/06/2025
25-06-01	The Saffron Restaurant	Allen	2014 IBC	2902.2	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.	06/10/2025
25-06-02	Kilgore Place	Delaware	2014 Indiana Mech Code	Chp 11	Approved as Submitted		06/10/2025
25-06-03(a)	Treeline District The Canopy	Allen	2010ISPC	Rule 2, Sec. 26(f)	Approved as Submitted		06/10/2025

IDHS Variance Determinations Report
Determinations Issued Between May 23, 2025, and June 23, 2025

25-06-03(b)	Treeline District The Canopy	Allen	2014 IBC	510.2, Condition 2	Approved as Submitted		06/10/2025
25-06-03(c)	Treeline District The Canopy	Allen	2014 IBC	1007.2.1	Approved as Submitted		06/10/2025
25-06-03(d)	Treeline District The Canopy	Allen	2014 IBC	1027.1	Approved as Submitted		06/10/2025
25-06-03(e)	Treeline District The Canopy	Allen	2014 IBC	716.5	Approved as Submitted		06/10/2025
25-06-03(f)	Treeline District The Canopy	Allen	2014 IBC	1009.9	Approved as Submitted		06/10/2025
25-06-03(g)	Treeline District The Canopy	Allen	2014 IBC	3004.1	Approved as Submitted		06/10/2025
25-06-03(h)	Treeline District The Canopy	Allen	2014 IBC	714.4.1.2	Approved as Submitted		06/10/2025
25-06-03(i)	Treeline District The Canopy	Allen	2014 IBC	1209.2	Approved as Submitted		06/10/2025
25-06-03(j)	Treeline District The Canopy	Allen	2014 IMC	918.6, exc. 5.1	Approved as Submitted		06/10/2025
25-06-03(k)	Treeline District The Canopy	Allen	2010 ISPC	Rule 2, Sec. 27(a)	Approved as Submitted		06/10/2025
25-06-04(a)	River Forest High School Building Connector	Lake	12-4-12 Existing Buildings; Additions or Alterations	675 IAC 12-4-12(f)	Approved as Submitted		06/10/2025
25-06-04(b)	River Forest High School Building Connector	Lake	2014 InBC	706.1	Approved as Submitted		06/10/2025
25-06-04(c)	River Forest High School Building Connector	Lake	2010 NFPA 13 Installation of Sprinkler Systems (675 IAC 28-1-5)	8.15.7	Approved as Submitted		06/10/2025
25-06-05	Meijer Store	Hendricks	2010 Indiana Energy Conservation Code (675 IAC 19-4)	IECC-5.4.3.4	Approved as Submitted		06/10/2025
25-06-06	James T Morris Acre	Marion	2014 InBC	Table 601 Footnote B	Approved as Submitted		06/11/2025
25-06-07	CAT TI – Wafra	Boone	2014 IFC	5003.11.1	Approved with IDHS Condition(s)	1) A maximum area of 6,000 square feet used for battery storage. 2)The variance only applies when the material is contained	06/12/2025

IDHS Variance Determinations Report
Determinations Issued Between May 23, 2025, and June 23, 2025

						inside of batteries used for the purpose of wholesale distribution associated with generators. 3) Signage indicating hazard. 4) Epoxy flooring in the area of the storage. 5) Storage height not to exceed 8 feet above the floor.	
25-06-08	Ripley County Jail – Solar PV	Ripley	2009 Indiana Electrical Code (675 IAC 17-1.5)	110.13(A)	Approved as Submitted		06/13/2025
25-06-09	Vigo County Homes for Children	Vigo	675 IAC	12-4-11 (b)	No Variance Required	The Indiana Department of Homeland Security ("Department") has reviewed your application for a variance and intends to issue an order that no variance is required.	06/13/2025
25-06-10	Bloomington Convention Center	Monroe	2014 IBC	1008.1.9	Approved as Submitted		06/18/2025
25-06-11	Variance for Fire Code	Vigo	675 IAC	12-11-4(b)	No Variance Required	The Indiana Department of Homeland Security ("Department") has reviewed your application for a variance and intends to issue an order that no variance is required.	06/18/2025
25-06-12	Wheatland Solar	Knox	675 IAC	12-6-1	No Variance Required	Variance is dismissed. Please contact Sean Callahan in plan review at SCallahan@dhs.in.gov Tel: (317) 232-6422	06/18/2025
25-06-13(a)	USI Health Professional Center Renovation	Vanderburgh	ASME A17.1 – 2007	2.22.1.1	Approved as Submitted		06/18/2025
25-06-13(b)	USI Health Professional Center Renovation	Vanderburgh	ASME A17.1 – 2007	2.18.5.1	Approved as Submitted		06/18/2025
25-06-13(c)	USI Health Professional Center Renovation	Vanderburgh	ASME A17.1 – 2007	2.20.1	Approved as Submitted		06/18/2025
25-06-14	CityView	Hamilton	2014 IMC	1102.2	Approved as Submitted		06/18/2025
25-06-15	Arlington Road Apartments	Monroe	InBC 2014	714.4.1.2, Item 7	Approved as Submitted		06/18/2025

IDHS Variance Determinations Report
Determinations Issued Between May 23, 2025, and June 23, 2025

25-06-16	Brown Elementary – Delayed Egress	Hendricks	InBC 2014	1008.1.9.7, Item 4	Approved as Submitted		06/18/2025
25-06-17	GLC Mishawaka Apartments and Garage	St Joseph	2014 IMC	1102.2	Approved as Submitted		06/18/2025
25-06-18	Bottleworks Building Two	Marion	2014 IBC	705.8	Approved as Submitted		06/18/2025
25-06-19(a)	Wild Air Multifamily	Boone	2014 IBC	714.4.1.2	Approved as Submitted		06/18/2025
25-06-19(b)	Wild Air Multifamily	Boone	2014 IBC	714.4.1.2	Approved as Submitted		06/18/2025
25-06-20	Chabad House IU	Monroe	2014 IMC	507.9	Approved as Submitted		06/18/2025
25-06-21	Emler Swim School	Hamilton	675 IAC	20-2-20.1	Approved as Submitted		06/18/2025
25-06-22	Keystone Cooperative – Bremen	Marshall	2014 IBC	903.2.5	Approved as Submitted		06/18/2025
25-06-23	Bright Minds Academy	Marion	12-4-12 Existing Buildings; Additions or Alterations	IC 12-7-2-28.4	No Variance Required	The passage of HEA 1253 renders the necessity for a variance moot.	06/19/2025
25-06-24	LV Ford Center	Vanderburgh	2009 Indiana Electrical Code (675 IAC 17-1.8)	110.13A	Approved as Submitted		06/20/2025
25-06-25(a)	16 Tech Multifamily	Marion	2009 Indiana Electrical Code (675 IAC 17-1.8)	210.52 C.1.5	Approved as Submitted		06/23/2025
25-06-25(b)	16 Tech Multifamily	Marion	2014 IBC	1009.16	Approved as Submitted		06/23/2025
25-06-25(c)	16 Tech Multifamily	Marion	2014 IBC	716.5	Approved as Submitted		06/23/2025
25-06-25(d)	16 Tech Multifamily	Marion	2014 IBC	1013.7	Approved as Submitted		06/23/2025
25-06-26	Flora Mennonite Church	Carroll	2014 InBC	903.2.1.3	Approved with IDHS Condition(s)	The maximum occupant load of the building shall be capped at 150 and sign posted on the main level by the entrance.	06/23/2025
25-06-28	Andretti Indycar HQ	Marion	IBC 2014	1016.2	Withdrawn		06/23/2025

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./