



IDHS VARIANCE DETERMINATIONS REPORT

Variance Determinations issued between September 27, 2025, and October 27, 2025.

Reported at the November 6, 2025 Fire Prevention and Building Safety Commission meeting.

IDHS VARIANCE DETERMINATIONS ISSUED BETWEEN SEPTEMBER 27, 2025 AND OCTOBER 27, 2025.

| Variance Number | Project Name | County | Code | Section | Action | Reason | Date Order Issued |
|-----------------|---|------------|------------------|------------|-----------------------|--|-------------------|
| 25-09-38(a) | River Rock Lofts | Grant | 2014 IBC | 3004.1 | Approved as Submitted | | 09/29/2025 |
| 25-09-38(b) | River Rock Lofts | Grant | 2014 IBC | 714.4.1.2 | Approved as Submitted | | 09/29/2025 |
| 25-09-38(c) | River Rock Lofts | Grant | 2014 IBC | 1008.1.9.7 | Approved as Submitted | | 09/29/2025 |
| 25-09-38(d) | River Rock Lofts | Grant | 2014 IMC | 1102.2 | Approved as Submitted | | 09/29/2025 |
| 25-09-38(e) | River Rock Lofts | Grant | 2014 IBC | 1007.8 | Approved as Submitted | | 09/29/2025 |
| 25-09-39 | Ben Hur | Montgomery | ASME A17.1(2007) | 2.8.3.4 | Approved as Submitted | | 09/29/2025 |
| 25-09-40 | Lafayette Theater Renovation – Annex | Tippecanoe | 2014 IBC | 2902.2 | Approved as Submitted | | 09/29/2025 |
| 25-09-41 | Johnson County Court Services | Johnson | 2014 IBC | 716.6 | Approved as Submitted | | 09/29/2025 |
| 25-09-55 | Bunk Alarm Variance | White | 2014 InFC | 907.2.8.2 | 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. | 09/30/2025 |
| 25-09-56 | Marriott Indianapolis Downtown Meeting Room | Marion | 2014 IBC | 1015.2.1 | Approved as Submitted | | 09/30/2025 |

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| 25-09-57 | Gardner Pool Project | Hamilton | 2010 ISPC | 20-4- 14(e) | Approved as Submitted | | 10/01/2025 |
| 25-09-58 | IU Athletic Facilities Temporary Tent Structures | 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. Tent structures not to remain standing for more than 180 days in year 2026.</p> | 10/01/2025 |
| 25-09-59 | IU Lilly House Temporary Tent | Marion | 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</p> | 10/01/2025 |

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| | | | | | | <p>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. Tent structures not to remain standing for more than 180 days in year 2026.</p> | |
| 25-09-60 | IU Woodburn House Tent Structure | 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> | 10/02/2025 |

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| | | | | | | <p>4. Open flame and heating and cooking sources are not permitted within the tent.</p> <p>5. Tent structures not to remain standing for more than 180 days in year 2026.</p> | |
| 25-09-61 | IU Bryan House Temporary Tent | 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. Tent structures not to remain standing for more than 180 days in year 2026.</p> | 10/02/2025 |
| 25-09-62 | IU DeVault Alumni Center Tent | 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</p> | 10/02/2025 |

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| 25-09-63(a) | Cardinal Hotel | Lake | 2007 ASME A17.1 | 2.18.5.1 | Approved as Submitted | | 10/02/2025 |
| 25-09-63(b) | Cardinal Hotel | Lake | 2007 ASME A17.1 | 2.20.4 | Approved as Submitted | | 10/02/2025 |
| 25-09-64(a) | University of Notre Dame Sheilds Family Hall | St Joseph | ASME A17.1-2007 | 2.22.1.1 | Approved as Submitted | | 10/03/2025 |
| 25-09-64(b) | University of Notre Dame Sheilds Family Hall | St Joseph | ASME A17.1 | 2.18.5.1 | Approved as Submitted | | 10/03/2025 |
| 25-09-64(c) | University of Notre Dame Sheilds Family Hall | St Jospheh | ASME A17.1-2007 | 2.20.1 | Approved as Submitted | | 10/03/2025 |
| 25-09-64(d) | University of Notre Dame Sheilds Family Hall | St Joseph | ASME A17.1-2007 | 2.18.4.2.5 | Approved as Submitted | | 10/03/2025 |
| 25-09-65 | Family Express | Hamilton | 2010 Indiana Energy Conservation Code (675 IAC 19-4) | ASHRAE 90.1 2007, 5.4.3.4 | Approved as Submitted | | 10/03/2025 |
| 25-09-66 | Adapt for Life – Greenwood | Johnson | 2014 IBC | 2902.1 | Approved as Submitted | | 10/06/2025 |

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| 25-09-67(a) | Arlington Road Apartments | Monroe | InBC 2014 | 714.4.1.2, Item 7 | Approved as Submitted | | 10/10/2025 |
| 25-09-67(b) | Arlington Road Apartments | Monroe | InBC 2014 | 714.4.1.2, Item 7 | Approved as Submitted | | 10/10/2025 |
| 25-09-67(c) | Arlington Road Apartments | Monroe | InBC 2014 | 707.7, 714.3.2 | Approved as Submitted | | 10/10/2025 |
| 25-09-68 | Alabama Carriage House | Marion | 2020 IN Res. Code | R302.1 | Approved as Submitted | | 10/10/2025 |
| 25-09-69 | Vita Lifestyle at Lafayette | Tippecanoe | 2014 IBC | 714.4.1.2 | Approved as Submitted | | 10/10/2025 |
| 25-09-70 | Riverview Health Cicero MOB | Hamilton | 2014 InBC | Table 1018.1 | Approved as Submitted | | 10/10/2025 |
| 25-09-71 | Lillie Bonne Community Center | Marion | 2014 Indiana Building | 1009.7.3 | Approved as Submitted | | 10/10/2025 |
| 25-09-72(a) | Landmark MOB Shell | Clark | ASME A17.1 2007 | 3.19.1 | Approved as Submitted | | 10/10/2025 |
| 25-09-72(b) | Landmark MOB Shell | Clark | ASME A17.1 2007 | 3.26.8 | Approved as Submitted | | 10/10/2025 |
| 25-09-73(a) | Innovation & Technology Center Lake City Bank | Kosciusko | 2014 IBC | 1027.1 | Approved as Submitted | | 10/10/2025 |
| 25-09-73(b) | Innovation & Technology Center Lake City Bank | Kosciusko | 2014 IBC | 1009.10 | Approved as Submitted | | 10/10/2025 |
| 25-09-73(c) | Innovation & Technology Center Lake City Bank | Kosciusko | 2014 IBC | 1012.6 A117.1 505.10 | Approved as Submitted | | 10/10/2025 |
| 25-09-73(d) | Innovation & Technology Center Lake City Bank | Kosciusko | 2014 IBC | Table 601 | Approved as Submitted | | 10/10/2025 |
| 25-09-74 | CAVA Zionsville | Boone | 2014 IBC | 1015.1 | Approved as Submitted | | 10/10/2025 |
| 25-09-75 | Odd Fellows Hotel | Marion | 2014 IBC | 905.4 | Approved as Submitted | | 10/10/2025 |
| 25-09-76 | CEG Eagles Nest Booster Station | Boone | 2014 IBC | 903.2.5 | Approved as Submitted | | 10/10/2025 |

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| 25-09-77 | Arts United Center Renovation and Expansion | Allen | ICC A-117, 2009 Ed | 404.2.2 | Approved as Submitted | | 10/10/2025 |
| 25-09-78 | Sunspring Apartments | Marion | 2010 NFPA 72 | 26.6.3.2.1.4 | Approved as Submitted | | 10/10/2025 |
| 25-09-79 | 2955 N Meridian Multi-Family | Marion | 2014 IBC | 1208.4 | Approved as Submitted | | 10/10/2025 |
| 25-09-80 | PHJC Maria Center North Wing | Marshall | ASME A17.1 2007 | 2.20.1,2.20.4,2.20.9 1 and 2 2 | Approved as Submitted | | 10/10/2025 |
| 25-09-81 | Vulcraft Protection Decommissioning | Dekalb | 2014 IFC | 901.8 | Approved as Submitted | | 10/10/2025 |
| 25-09-82 | Valparaiso University: Freashman Village – Brandt Hall and Wehrenberg Hall Renovation | Porter | 2014 IBC | 1109.2 | Approved as Submitted | | 10/10/2025 |
| 25-09-83 | The Vault on Main | Vanderburgh | ASME A 17.1-2007 | 2.18.5.1 | Approved as Submitted | | 10/10/2025 |
| 25-10-01(a) | Warren Township Moorhead Community Resource Center | Marion | 12-4-11 Change of Occupancy or Use of Existing Buildings | Rule 4, Section 11(b), GAR | Approved as Submitted | | 10/14/2025 |
| 25-10-01(b) | Warren Township Moorhead Community Resource Center | Marion | 2014 IBC | 903.2.1.3 | Approved as Submitted | | 10/14/2025 |
| 25-10-01(c) | Warren Township Moorhead Community Resource Center | Marion | 2014 IBC | 1008.1.9.7 | Approved as Submitted | | 10/14/2025 |
| 25-10-02 | BH BOF Freight Elevator | Porter | 2007 ASME A17.1 | 2.19.1 | Approved as Submitted | | 10/14/2025 |
| 25-10-03 | Wastewater Admin and Lab Building | Tippecanoe | 2014 IBC | 2902.2 | Approved as Submitted | | 10/14/2025 |
| 25-10-04 | GCA Fire Sprinkler System | Grant | 2014 Indiana Fire Code (675 IAC 22-2.4) | 901.8 | Approved with IDHS Condition(s) | Sign shall be posted outside of fire department connection stating fire suppression system is not usable. | 10/14/2025 |
| 25-10-05 | University of Notre Dame Tent Structures – Fall – Winter 2025 | St Joseph | 2014 IFC | 3103.5 | 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 | 10/15/2025 |

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| 25-10-06 | Emerson Place Apartments | Marion | 2012 Indiana Plumbing Cod, (675 IAC 16-1.4) | 1002.4 | Approved as Submitted | | 10/15/2025 |
| 25-10-07(a) | Varcity West Lafayette | Tippecanoe | 2014 Indiana Building Code (675 IAC 13-2.6) | 510.2(2) | Approved as Submitted | | 10/15/2025 |
| 25-10-07(b) | Varcity West Lafayette | Tippecanoe | 2010 Indiana Energy Conservation Code (675 IAC 19-4) | Appendix G | No Variance Required | (B) Applicant is using appendix G in lieu of prescriptive compliance per the 2010 Indiana Energy Conservation Code (675 IAC 19-4), Section 5.7.3 Indiana Amendments. | 10/15/2025 |
| 25-10-08 | GTA Containers – 2025 Remodel | St Joseph | 2014 IBC | 1009.7.2 | Approved as Submitted | | 10/15/2025 |
| 25-10-09 | Valley of Grace Renovation | Howard | GAR 675 IAC | 12-13-3 | Approved as Submitted | | 10/17/2025 |
| 25-10-10(a) | Arts United Center | Allen | 2007 ASME A17.1 | 2.18.5.1 | Approved as Submitted | | 10/17/2025 |
| 25-10-10(b) | Arts United Center | Allen | 2007 ASME17.1 | 2.20.4 | Approved as Submitted | | 10/17/2025 |

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| 25-10-11 | Cole Redevelopment North Building | Marion | 2014 IBC | 717.5.4.1 | Approved as Submitted | | 10/21/2025 |
| 25-10-12 | Cole Redevelopment South Building | Marion | 2014 IBC | 717.5.4.1 | Approved as Submitted | | 10/21/2025 |
| 25-10-13 | Cliffs Burns Harbor BOF Freight | Porter | ASME(A17.1 07) | 2.27.3.2 | Approved as Submitted | | 10/21/2025 |
| 25-10-14(a) | Wabash Ridge Parochial School | Wabash | 2014 IBC | 1011.3 | Approved as Submitted | | 10/21/2025 |
| 25-10-14(b) | Wabash Ridge Parochial School | Wabash | 2014 IBC | 1006.1 | Approved as Submitted | | 10/21/2025 |
| 25-10-14(c) | Wabash Ridge Parochial School | Wabash | 2014 IBC | 907.2.3 | Approved as Submitted | | 10/21/2025 |
| 25-10-15 | LCSC – Admin – Solar PV | Boone | 2009 Indiana Electrical Code (675 IAC 17-1.8) | 110.13(A) | Approved as Submitted | | 10/21/2025 |
| 25-10-16 | LCSC – New Central Elementary – Solar PV | Boone | 2009 Indiana Electrical Code (675 IAC 17-1.8) | 09 IEC 110.13(A) | Approved as Submitted | | 10/21/2025 |
| 25-10-17 | LCSC – Harney Elementary School – Solar PV | Boone | 2009 Indiana Electrical Code (675 IAC 17-1.8) | 110.13(A) | Approved as Submitted | | 10/21/2025 |
| 25-10-18(a) | Holliday Farms Senior Living | Boone | ASME A17.1-2007 | 2.22.1.1 | Approved as Submitted | | 10/21/2025 |
| 25-10-18(b) | Holliday Farms Senior Living | Boone | ASME A17.1 | 2.18.5.1 | Approved as Submitted | | 10/21/2025 |
| 25-10-18(c) | Holliday Farms Senior Living | Boone | ASME A17.1-2007 | 2.20.1 | Approved as Submitted | | 10/21/2025 |
| 25-10-19(a) | Four Winds Field Upper Deck | St Joseph | ASME A17.1-2007 | 2.22.1.1 | Approved as Submitted | | 10/21/2025 |
| 25-10-19(b) | Four Winds Field Upper Deck | St Joseph | 2007 ASME A17.1 | 2.18.5.1 | Approved as Submitted | | 10/21/2025 |
| 25-10-19(c) | Four Winds Field Upper Deck | St Joseph | ASME A17.1-2007 | 2.20.1 | Approved as Submitted | | 10/21/2025 |
| 25-10-19(d) | Four Winds Field Upper Deck | St Joseph | ASME A17.1-2007 | 2.18.4.2.5 | Approved as Submitted | | 10/21/2025 |

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| 25-10-20 | Project Zodiac (ADC1A) | Allen | 2014 IBC | 2902.2 | Approved as Submitted | | 10/21/2025 |
| 25-10-21 | Project Zodiac – ADC3A | Allen | 2014 IBC | Table 602.1 | Approved as Submitted | | 10/21/2025 |
| 25-10-22 | ES Access Control | Marion | 2014 IBC | 716.5 | Approved as Submitted | | 10/21/2025 |
| 25-10-25(a) | Randallia Hospital | Allen | ANSI A117.1 2009 | 608.2.1.3 | Approved as Submitted | | 10/23/2025 |
| 25-10-25(b) | Randallia Hospital | Allen | ANSI A117.1 2009 | 610.3 | Approved as Submitted | | 10/23/2025 |
| 25-10-26 | Watt Mechanical Solar | Marion | 2009 IEC | 110.13(A) | Approved as Submitted | | 10/23/2025 |
| 25-10-28 | Memory Care Door Wraps | Tippecanoe | 2014 IFC | 1030.6 | Approved as Submitted | | 10/24/2025 |

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./