



IDHS VARIANCE DETERMINATIONS REPORT

Variance Determinations issued between October 28, 2025, and November 24, 2025.

Reported at the December 2, 2025 Fire Prevention and Building Safety Commission meeting.

IDHS VARIANCE DETERMINATIONS ISSUED BETWEEN OCTOBER 28, 2025 AND NOVEMBER 24, 2025.

Variance Number	Project Name	County	Code	Section	Action	Reason	Date Order Issued
25-10-29	Spires Senior Village	Franklin	2014 InBC	1004.1.2	Approved as Submitted		10/28/2025
25-10-30	Sagebriar Neighborhood Main Pool	Johnson	2010 ISPC	20-2- 17(b)(3)	Approved as Submitted		10/28/2025
25-10-31	Sagebriar Neighborhood Lap Pool	Johnson	675 IAC	20-2- 17(b)(3)	Approved as Submitted		10/28/2025
25-10-32(a)	Project Zodiac – ADC3A	Allen	2014 IBC	2902.2	Approved as Submitted		10/28/2025
25-10-32(b)	Project Zodiac – ADC3A	Allen	2010 NFPA 72	26.6.3.2.1	Approved as Submitted		10/28/2025
25-10-33(a)	Colfax Corner	St Joseph	2014 IBC	705.8	Approved as Submitted		10/28/2025
25-10-33(b)	Colfax Corner	St Joseph	2014 IBC	706.1	Approved as Submitted		10/28/2025
25-10-33(c)	Colfax Corner	St Joseph	2014 IBC	716.5, 716.6	Approved as Submitted		10/28/2025
25-10-33(d)	Colfax Corner	St Joseph	2014 IBC	1022.2	Approved as Submitted		10/28/2025
25-10-33(e)	Colfax Corner	St Joseph	2014 IBC	1008.1.9.7	Approved as Submitted		10/28/2025
25-10-33(f)	Colfax Corner	St Joseph	2014 IBC	1004.1.2	Approved as Submitted		10/28/2025

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25-10-33(g)	Colfax Corner	St Joseph	2010 NFPA 13 Installation of Sprinkler Systems (675 IAC 28-1-5)	8.5.5.3.1	Approved as Submitted		10/28/2025
25-10-34	Family Express	Tippecanoe	2010 Indiana Energy Conservation Code (675 IAC 19-4)	ASHRAE 90.1 2007 Ed.5.4.3.4	Approved as Submitted		10/28/2025
25-10-35	Family Express	Tippecanoe	2010 Indiana Energy Conservation Code (675 IAC 19-4)	ASHRAE 90.1 2007 Ed. 5.4.3.4	Approved as Submitted		10/28/2025
25-10-36(a)	Powers Health New Medical Office Building	Lake	2014 IBC	705.8	Approved as Submitted		10/28/2025
25-10-36(b)	Powers Health New Medical Office Building	Lake	2014 IBC	706.1	Approved as Submitted		10/28/2025
25-10-36(c)	Powers Health New Medical Office Building	Lake	2014 IBC	1027.1, exc. 1	Approved as Submitted		10/28/2025
25-10-37	971 Udell Street	Marion	2020 IRC	R802.3	Approved as Submitted		10/28/2025
25-10-38	Byrnes Residence	Marion	2020 Indiana Residential Code (675 IAC 14-4.3)	2020 IRC R302.1	Approved as Submitted		10/28/2025
25-10-39	YMCA Camp Tecumseh Welcome Center	Carroll	2014 IBC	1018.1	Approved as Submitted		10/28/2025
25-10-40(a)	Presbyterian Foundation	Clark	ASME A17.1 2007	3.19.4.1,3.19.4.4,3.19.4.5	Approved as Submitted		10/28/2025
25-10-40(b)	Presbyterian Foundation	Clark	ASME A17.1 2007	3.26.8	Approved as Submitted		10/28/2025
25-10-41	VHC MOB Addition and Renovation	Porter	2014 IBC	714.4.1.1.2	Approved as Submitted		10/28/2025
25-10-42	Country Line Apartments	Marion	2014 IMC	Chp 11	Approved as Submitted		10/30/2025
25-10-43	Camp Lakewood Cabins Phase 2	Lagrange	2014 IBC	903.2.8/903.3.1.2	Approved with IDHS Condition(s)	Updated plan showing 2nd exit out of building 3 shown on page A1 shall be submitted to the Plan Review Division.	10/30/2025
25-10-44	Putnam County YMCA Natatorium Addition	Putnam	2010 NFPA 13 Installation of Sprinkler Systems (675 IAC 28-1-5)	8.1.1	Approved as Submitted		11/04/2025
25-10-45	The Rienks Group Office Renovation	St Joseph	2014 InBC	1009.7.2	Approved as Submitted		11/04/2025

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25-10-46	GE Aviation New Storage	Vigo	2010 NFPA 13 Installation of Sprinkler Systems (675 IAC 28-1-5)	8.17.5.1.1	Approved as Submitted		11/04/2025
25-10-47(a)	TownePlace Suites	Marion	2014 IBC	3004.1	Approved as Submitted		11/04/2025
25-10-47(b)	TownePlace Suites	Marion	2014 IBC	714.4.1.2	Approved as Submitted		11/04/2025
25-10-48(a)	Promenade Justus Office Building	Hamilton	2007 ASME A17.1	2.18.5	Approved as Submitted		11/04/2025
25-10-48(b)	Promenade Justus Office Building	Hamilton	2007 ASME A17.1	2.20.4	Approved as Submitted		11/04/2025
25-10-49	Charlestown High School Soccer Complex	Clark	2014 IBC	2902.2	Approved as Submitted		11/04/2025
25-10-50(a)	Jersey 32	Hamilton	ISPC	Rule 2, Sec. 26(f)	Approved as Submitted		11/04/2025
25-10-50(b)	Jersey 32	Hamilton	ISPC	Rule 2, Sec. 27(a)	Approved as Submitted		11/04/2025
25-10-50(c)	Jersey 32	Hamilton	ISPC	Rule 2, Sec. 26(e)	Approved as Submitted		11/04/2025
25-10-50(d)	Jersey 32	Hamilton	2014 IBC	510.2, Condition 1	Approved as Submitted		11/04/2025
25-10-50(e)	Jersey 32	Hamilton	2014 IBC	510.2, Condition 2	Approved as Submitted		11/04/2025
25-10-50(f)	Jersey 32	Hamilton	2014 IBC	706.1	Approved as Submitted		11/04/2025
25-10-50(g)	Jersey 32	Hamilton	2014 IBC	1007.2.1	Approved as Submitted		11/04/2025
25-10-50(h)	Jersey 32	Hamilton	2014 IBC	1004.1.2	Approved as Submitted		11/04/2025
25-10-50(i)	Jersey 32	Hamilton	2014 IBC	714.4.1.2	Approved as Submitted		11/04/2025
25-10-50(j)	Jersey 32	Hamilton	2014 IBC	3004.1	Approved as Submitted		11/04/2025

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25-10-50(k)	Jersey 32	Hamilton	2014 IMC	918.6, exc. 5.1	Approved as Submitted		11/04/2025
25-10-50(l)	Jersey 32	Hamilton	2014 IMC	501.3.1, Item 3	Approved as Submitted		11/04/2025
25-10-50(m)	Jersey 32	Hamilton	2014 IMC	1102.2	Approved as Submitted		11/04/2025
25-10-51	Kingsbury Bioenergy Complex	Laporte	2014 IBC	903.2.5	Approved as Submitted		11/04/2025
25-10-52	Endress+Hauser Innovation Center	Johnson	2014 IFC	605.11.3.3.2	Approved as Submitted		11/04/2025
25-10-53	Campbell Agriculture Center	Montgomery	2014 IBC	903.2.9	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.	11/04/2025
25-10-54	Superior Ermco Cable Storage	Allen	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 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. 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	11/05/2025

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						high wind or accumulating snow. 4. Open flame and heating and cooking sources are not permitted within the tent. 5. This variance shall expire on June 1, 2026.	
25-11-01(a)	Univ Notre Dame – South Quad Residence Halls	St Joseph	ASME A17.1-2007	2.22.1.1	Approved as Submitted		11/20/2025
25-11-01(b)	Univ Notre Dame – South Quad Residence Halls	St Joseph	ASME A17.1	2.18.5.1	Approved as Submitted		11/20/2025
25-11-01(c)	Univ Notre Dame – South Quad Residence Halls	St Jospeh	ASME A17.1-2007	2.20.1	Approved as Submitted		11/20/2025
25-11-02(a)	IU Launch Accelerator for Biosciences	Marion	2014 IBC	713.11	Approved as Submitted		11/20/2025
25-11-02(b)	IU Launch Accelerator for Biosciences	Marion	2014 IBC	414.2	Approved as Submitted		11/20/2025
25-11-02(c)	IU Launch Accelerator for Biosciences	Marion	2014 IBC	716.5	Approved as Submitted		11/20/2025
25-11-02(d)	IU Launch Accelerator for Biosciences	Marion	2014 IBC	1509.2.2	Approved as Submitted		11/20/2025
25-11-02(e)	IU Launch Accelerator for Biosciences	Marion	2014 IBC	1022.3.1	Approved as Submitted		11/20/2025
25-11-02(f)	IU Launch Accelerator for Biosciences	Marion	2014 IBC	1007.8	Approved as Submitted		11/20/2025
25-11-03(a)							
25-11-03(b)							
25-11-04	Hammond Water Works Filtration	Lake	2019 ASME IV	3.2.1.a	Approved as Submitted		11/20/2025
25-11-05	Ferret Roll Forming	Elkhart	2014 IBC	507.3	Approved as Submitted		11/20/2025
25-11-06	Renovation for Indiana Donor Network	Marion	2014 IBC	706.1.1	Approved as Submitted		11/20/2025

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25-11-07	Westwood Wedding Venue	Hamilton	2014 IBC	1009.8	Approved as Submitted		11/20/2025
25-11-08	Fairhaven Crematory	Allen	2014 IBC	903.2.1.2	Approved as Submitted		11/20/2025
25-11-09	Beacon Health Rheumatology Infusion and Neuro	St Joseph	ASME A17.1 2007	2.20.1,2	Approved as Submitted		11/20/2025
25-11-10	Synergy Cells	St Joseph	2012 Indiana Plumbing Cod, (675 IAC 16-1.4)	2012 IPC 1002.4 Trap Seals	Approved as Submitted		11/20/2025
25-11-11	Ace Building	St Joseph	2014 IBC	1009.7.2	Approved as Submitted		11/20/2025
25-11-12	BLDG Addition for KDb Enterprises	Kosciusko	2014 IBC	903.2.4.1	Approved as Submitted		11/20/2025
25-11-13	Fitness Center & Building Amenities	Marion	2009 ICC A117.1	608.2.1.1	Approved as Submitted		11/20/2025
25-11-14	Ingalls Crossing	Madison	2014 IBC	903.2.9	Approved as Submitted		11/20/2025
25-11-15	The Approach	Hamilton	2014 IMC	1102.2	Approved as Submitted		11/20/2025
25-11-16	The Vault	Vanderburgh	675 IAC	20-2-17(b)(3)	Approved as Submitted		11/20/2025
25-11-17(a)	Buckingham At Germany Apartments – Area C	Hamilton	2014 IBC	705.8	Approved as Submitted		11/20/2025
25-11-17(b)	Buckingham At Germany Apartments – Area C	Hamilton	2014 IBC	714.4.1.2	Approved as Submitted		11/20/2025
25-11-17(c)	Buckingham At Germany Apartments – Area C	Hamilton	2014 IMC	1102.2	Approved as Submitted		11/20/2025
25-11-17(d)	Buckingham At Germany Apartments – Area C	Hamilton	2014 IMC	918.6, exc. 5.1	Approved as Submitted		11/20/2025
25-11-18	The Arley Apartments Northeast Corner of Hazel Dell Rd & Edens	Hamilton	2014 IBC	703.3	Approved as Submitted		11/20/2025
25-11-19(a)	Chandler Early Learning Center and Apartments	Monroe	2014 IBC	711.4	Approved as Submitted		11/20/2025

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25-11-19(b)	Chandler Early Learning Center and Apartments	Monroe	2014 IBC	707.5	Approved as Submitted		11/20/2025
25-11-20	9200 Keystone Crossing Renovation	Marion	2014 IBC	404.5	Approved as Submitted		11/20/2025
25-11-21	92 East Amenities + Fitness Center	Marion	IBC 2014	903.3.1.1.1	Approved as Submitted		11/20/2025
25-11-22	Copper Spoon – Holiday Pop Up Bar	Allen	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 expire on January 5, 2026.</p> <p>6. Applicant agrees to pursue a permanent solution and understands IDHS will not grant any further variances at this location related to the issue of the original variance application</p>	11/20/2025

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25-11-23	FW Zoo Holiday Lights	Allen	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 expire on January 5, 2026.</p>	11/20/2025
25-11-24	CIT Trucking	Porter	A18.1 2005 Ed.	2.7.1	Approved as Submitted		11/20/2025
25-11-30	Dubak Electrical	Hendricks	ASME A 17.1-2007	2.18.5.1	Approved as Submitted		11/20/2025
25-11-32(a)	605 Main St.	Tippecanoe	2014 IBC	1008.1.5	Withdrawn		11/21/2025
25-11-32(b)	605 Main St.	Tippecanoe	2014 IBC	1008.1.5	Approved as Submitted		11/21/2025
25-11-33	Trine University Campus Operations Center	Steuben	2014 IBC	903.2.9	Not Approved	<p>Applicant has not demonstrated undo hardship. Applicant has not demonstrated that non-compliance with the rule will</p>	11/24/2025

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						not be adverse to the public health, safety, or welfare.	
25-11-34(a)	Lab Renovation – Deaconess Health Systems	Vanderburgh	2014 InMC	1103.1	Approved as Submitted		11/04/2025
25-11-34(b)	Lab Renovation – Deaconess Health Systems	Vanderburgh	2014 IMC	1103.1	Approved as Submitted		11/04/2025

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./