

**STAFF REPORT****Report Date: 11/05/2018**

"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.

NOTE: All staff recommendations presume code statements on the variances by the applicant are correct, unless otherwise noted. This means that all code statements become conditions of the variances and, if not true, the variances would be subject to Commission sanction. All LBO and LFO responses that they have received a copy of the application for variance are in order, unless otherwise noted.

**Tabled Variances**

**18-06-07**                      **Project:**                      **Calvary United Methodist Church Ansul System,Syracuse**

C                      18526

TABLED BY PROPONENT 10/02/18.  
TABLED BY COMMISSION 09/04/18.  
TABLED BY COMMISSION 08/07/2018.  
TABLED BY COMMISSION 07/03/18.

The code requires that all alarm, detection or extinguishing systems be maintained or removed if not required.

The request is to leave the hood, ductwork and roof vent of a hood extinguishing system.

The proponent has removed the commercial oven and range.

\*\*\*\*\*PAPER FILING\*\*\*\*\*

18-08-02

**Project:390191 Lindberg Point,WEST LAFAYETTE**

C

18570

TABLED BY COMMISSION 10/02/18.  
TABLED BY COMMISSION 09/04/18.  
TABLED BY COMMISSION 08/07/18.

The code requires minimum openings for rescue windows of 24" tall and 20" wide and an opening of 5.7 sq. ft.

According to the submitted drawings the windows have a clear width of 31" and a clear height of 26.5" and a clear open area of 5.7 sq. ft. measured to the bottom of the sash.

18-08-16

**Project:394923 The Landing Development - 116 Renovation,FORT WAYNE**

C

18644

TABLED BY COMMISSION 10/02/18.  
TABLED BY COMMISSION 09/04/18.  
TABLED BY COMMISSION 08/07/18.

The code prohibits Limited-Use/ Limited Application Elevators from exceeding a rise of 25 feet. The request is to allow a new Limited use - Limited Application LULA Lift Elevator to have a rise of 34 feet. Proponent states the elevator will be put into an existing 3-story building with an existing hoistway of 7 foot wide by over 9 foot deep. The elevator will provide wheelchair access to all floors. Proponent further states it would take a custom-fabricated elevator system to fit into the over-sized hoistway which would exceed the cost to install the LULA Elevator by approximately \$25,000.

**18-08-62**                      **Project:0**                      **HOEMSTEAD APARTMENTS FIRE ADN BUILDING CODE VIOLATION,WEST BADEN SPRINGS**

C                      18583

TABLED BY PROPONENT 10/01/18.  
TABLED BY COMMISSION 09/04/18.  
TABLED BY COMMISSION 08/07/18.

The code requires emergency escape and rescue openings to be maintained in accordance with the code that was in effect at the time of construction and must be operational from the inside of the room without the use of keys or tools.

The request is to allow the windows to remain caulked and sealed to prevent the infestation of pests due to the design of the window frame not allowing for the use of a screen.

The proponent states the building is equipped with a sprinkler system, fire alarm system along with fire extinguishers and emergency lighting throughout. The proponent also stated in 1998, this building was added into the National Register of Historic Places, with the current windows being in place

**18-10-02**                      **Project:**                      **Tippy Creek Winery Cables,Leesburg**

C                      18831

TABLED BY PROPONENT 10/02/18.

The code requires overhead spans of open conductors and open multiconductor cables of not less than 600 volts nominal to have a clearance of at least 10 ft. above finished grade. The request is to allow festoon lighting to be mounted at 6 ½ feet from grade. Proponent states changing the mounting height is not possible due to the pitch of the exterior and roof. In addition, it would cause for additional electrical branch circuits, requiring the placement of a conduit and electrical outlet above the protection of the soffit and eave, exposing the element to the weather.

\*\*\*\*\*PAPER FILING\*\*\*\*\*

18-10-48

C

**Project:0 City's Edge,Indianapolis**

18846

TABLED BY COMMISSION 10/02/18. (Variance (a)only.)

(a) The code requires the maximum building height to not exceed 60' based upon the installation of an NFPA 13R system in the R-2 occupancy of Type V-A construction. The request is to allow the height of the building to be 64'. This is a podium building with commercial tenants and parking on the 1st floor, and residential on the upper floors. Apartments will be sprinklered with NFPA 13R system as required and the 1st floor will be sprinklered with NFPA 13 system as required. Similar variances have been approved in the past.

18-11-01

I

**Project: Menards,Kokomo**

18876

INCOMPLETE - LFO

The code requires fire apparatus access road to extend within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building. The request is to allow the apparatus access road to be omitted. \*\*\*\*\*PAPER FILING\*\*\*\*\*

18-11-02

A

**Project: College Park Egress Windows,Bloomington**

18877

The 1990 One and Two Family Dwelling Code requires emergency egress windows to have a minimum openable area of 4.75 sq. ft., clear width of 18", clear height of 24", and a maximum sill height of 44" above finished floor. The request is to allow the East and West bedrooms to have existing windows with openable areas of 3.30 sq. ft., clear heights of 20", and sill heights of 36".

\*\*\*\*\*Paper Filing\*\*\*\*\*

**18-11-03**                      **Project:**                      **Bedford Men's Warming Center, Bedford**

I                                      18915

INCOMPLETE - CORRECT SECTION

The code prohibits a building from changing its character or use causing it to be classified within a different occupancy group, unless the building is made to comply with new construction. The request is to allow the Church to be used as a homeless shelter from November 1, 2018 - April 30, 2019 without being made to comply with the Commission's rules for a change of occupancy from A-3 to R-2. The General Administrative Rules permit temporary residential use in an A occupancy building for a maximum of 30 days in a calendar year based on certain criteria. \*\*\*\*\*Local fire and building officials do not oppose the variance. See attached.

\*\*\*\*\*PAPER FILING\*\*\*\*\*

**18-11-04**                      **Project:**                      **Goodman Warehouse, Evansville**

C                                      18927

The code requires on-site fire hydrants and mains to be installed where a portion of a facility or building is more than 600 feet from a hydrant on a fire apparatus access road if building is sprinklered throughout with an NFPA 13 System. The request is to allow a fire hydrant to be located between 606 feet - 631 feet from the building using an ESFR sprinkler system.

\*\*\*\*\*PAPER FILING\*\*\*\*\*

18-11-05

Project:0

Sandhill School,Lagrange

- B (c) The code requires a sprinkler system to be installed throughout all buildings with a Group R fire area. The request is to not sprinkler the two bedrooms living area space for the teacher to use during the school week. Per the proponent, the hardship is the school is in a rural location with no readily available source of water for the sprinkler system and the cost will be excessive to install an oversize well, storage tanks, and or a dry pipe system. Fire extinguishers will be located throughout the building as required. Two hour fire walls separates the classroom from the living area. Similar variances have been granted in the past.
- B (d) The code required illuminated exit signs by electricity will not be installed. The request is to use highly reflective photo-luminescent exit signs. They will be provided at all exit doors.
- B (b) The code required fire alarm system by electricity will not be installed. The request is to use interconnected, long life battery smoke and heat detectors throughout the building. Proponent states long-life battery manual alarm will be installed in appropriate locations in the building.
- A 18853
- (a) The code requires means of egress to be illuminated at all times the building space served by the means of egress is occupied. The request is to not install egress illumination. Per the proponent, the building will not be used after dark. The hardship is there is no electrical service provided in Amish life style.

- 18-11-06**                      **Project:0**                      **Woodland Echoes School,Ligonier**
- A                      18854
- The code requires means of egress to be illuminated at all times the building space served by the means of egress is occupied. The request is to not install egress illumination. Per the proponent, the building will not be used after dark. The hardship is there is no electrical service provided in Amish life style.
- B                      (d) The code required illuminated exit signs by electricity will not be installed. The request is to use highly reflective photo-luminescent exit signs. They will be provided at all exit doors.
- B                      (c) The code requires a sprinkler system to be installed throughout all buildings with a Group R fire area. The request is to not sprinkler the two bedrooms living area space for the teacher to use during the school week. Per the proponent, the hardship is the school is in a rural location with no readily available source of water for the sprinkler system and the cost will be excessive to install an oversize well, storage tanks, and or a dry pipe system. Fire extinguishers will be located throughout the building as required. Two hour fire walls separates the classroom from the living area. Similar variances have been granted in the past.
- B                      (b) The code required fire alarm system by electricity will not be installed. The request is to use interconnected, long life battery smoke and heat detectors throughout the building. Proponent states long-life battery manual alarm will be installed in appropriate locations in the building.
- 18-11-07**                      **Project:403011**                      **Storage Express-Lebanon-Bldg 14,Lebanon**
- A                      18855
- The code requires foundations and other permanent supports of buildings and structures to be protected from frost. Floating slab foundation will be used. Similar variances have been granted in the past.
- 18-11-08**                      **Project:0**                      **West Lafayette Apartments,West Lafayette**
- C                      18857
- The code limits openings in interior exit stairways to those necessary for exit access to the enclosure from normally occupied spaces and for egress from the enclosure. The request is to allow (7) new 3-story apartment buildings with single exit conditions to have closets located within the stairway enclosures that will have electrical panels, sprinkler risers, and IT equipment. Sprinklers will be provided in the closets that are within the stairway enclosures.

**18-11-09**                      **Project:4013895**                      **PRIDES CREEK EVENT CENTER,PETERSBURG**

C                      18858

The code requires a sprinkler system to be provided in Group A-2 occupancy where the fire area exceeds 5,000 sq. ft. or the fire area has an occupant load of 100 or more. The request is to allow a 6,976 sq. ft. building with an occupant load of 280 persons to not be sprinklered. A fire hydrant will be added to the existing 4" water line located in the existing park. Currently there is no hydrant. Two exits will be added to the north exterior doors creating 6 exits. A fire alarm system, with electrical power cut-off switches to musician's outlets, will be added along the north interior wall.

\*\*\*\*\*See fire official's letter.

**18-11-10**                      **Project:0**                      **Village Dental at Saxony,Fishers**

B                      (b) MRL Technology.

B                      18860

(a) MRL Technology

**18-11-11**                      **Project:0**                      **Midtown Flats,Carmel**

B                      18865

(a)Kone EcoSpace Elevators will utilize 8mm steel wire rope suspension instead of the required minimum diameter of 9.5mm.

B                      (b)KONE EcoSpace Elevators with a capacity of 3,000-5,000# will utilize 6mm steel wire governor rope instead of the required minimum diameter of 9.5mm.

**18-11-12**                      **Project:0**                      **IU Health North Cancer Care Center,Carmel**

A                      18866

The code requires hose connections to be located at an intermediate floor level landing between floors. The request is to allow the standpipes to have hose connections located at the main floor landings. Fire official does not oppose the location of the standpipes. See attached. Similar variances have been granted in the past.



**18-11-13                      Project:398319                      Renovation to Charlestown Middle School,Charlestown**

C                      18867

The code permits 2-story Group E occupancy to be unlimited in area in fully sprinklered buildings surrounded by 60 feet of yard space. The request is to allow a 2-story school to have its sprinkler system omitted on the first floor area labeled 126 IDF Closet and one area on the second floor labeled MDF. The surrounding building areas would remain fully sprinklered. Proponent states the listed areas are used for the placement of Data/IT related equipment. Proponent further states, in the past there was a leaking sprinkler head that ruined hundreds of thousands of dollars of IT equipment.

**18-11-14                      Project:398323                      Renovation to River Valley Middle School,Jeffersonville**

C                      18868

The code permits 2-story Group E occupancy to be unlimited in area in fully sprinklered buildings surrounded by 60 feet of yard space. The request is to allow a 2-story school to have its sprinkler system omitted on the first floor area labeled 128 IDF Closet and a small portion of the mechanical room on the second floor labeled 223. The surrounding building areas would remain fully sprinklered. Proponent states the listed areas are used for the placement of Data/IT related equipment. Proponent further states, past experience showed where a leaking sprinkler head had ruined hundreds of thousands of dollars of IT equipment. \*\*\*\*\*LBO is requesting that some type of suppression system be installed in the room. See attached e-mail.

**18-11-15                      Project:0                                      Continental Property Group,Fort Wayne**

B                      18873

The code requires fire protection systems to be maintained in accordance with the original installation standards for that system. The request is to allow hose outlets to be located at all exterior door locations in lieu of in the areas where they are subject to get damaged. Proponent states fire official does not oppose the variance.

**18-11-16 Project:0 IU McNutt Dining Addition & Renovation,Bloomington**

- C (b) The code requires an automatic sprinkler system to be provided in Group A-2 occupancy where the fire area exceeds 5,000 sq. ft., or the occupant load is 100 or more. The request is to allow the 2-story, 23,000 sq. ft. addition to be put to the existing building, without having to sprinkler the third and fourth floor. Only the ground floor and first floor, the floors where the addition will be put, will be sprinklered. Proponent states there will be no work done on the upper floors.
- B (d) The code requires corridors in Group A and M occupancies that serve more than 30 occupants to be 1-hour fire-rated, unless the entire building is fully sprinklered. The request is to allow the corridors on the ground floor to be non-rated. The ground floor and the first floor will be sprinklered with NFPA 13 system.
- C (c) The code prohibits addition to buildings or structures plus the existing building or structure from exceeding the height, number of stories, and allowable area based on the construction type. The request is to allow a 2-story addition to be put to the existing building placing the building in noncompliance for Type II-A construction, without having to sprinkler the entire building or upgrading the building's construction type. First floor will be approximately 39,000 sq. ft. allowable area is 16,625 sq. ft.
- C 18875
- (a) The code requires a 2-hour fire rated separation between the new addition and the existing building due to the buildings having mixed occupancies and not being fully sprinklered. The request is to allow the 2-hour separation to be omitted. Ground Floor and First Floor will be sprinklered per NFPA 13.

**18-11-17 Project:0 A & R Woodworking,Goshen**

- B 18878
- The code requires an automatic sprinkler system to be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,500 sq. ft. The request is to allow an NFPA 664 dust collection system to be provided in the 1-story, 4,800 sq. ft. building, in lieu of an automatic sprinkler system. Building will be surrounded with at least 60 feet of open space. Similar variances have been granted in the past.

18-11-18

Project:0

Public Greens,Indianapolis

C

18880

The code prohibits exiting through storage rooms, closets, or spaces used for similar spaces. The request is to allow a 2nd required exit from the restaurant to pass through the corner of a staging space. Markings will be on the floor for it to remain clear at all times, and there will be signs placed on the doors in the staging area stating, "NOT AN EXIT". Proponent states there is a security office adjacent to the exit from the staging area that will have a clear line of sight of and through the staging area to the doors into the delivery bay.

18-11-19

Project:401739

Covance Nugent Gallery Infill,INDIANAPOLIS

C

18882

Required means of egress are to be maintained during construction and demolition, remodeling or alterations and additions to any building. The request is to allow the existing west exterior exit to be closed during construction of the 2nd floor infill addition, resulting in a maximum egress travel distance of 338 feet from a portion of the existing office area, exceeding the permitted 300 feet. The egress route from the 2nd floor will be maintained via an interior stair, but will be re-routed to the east exterior exit. Egress signage will be posted for the revised egress paths. Project will be completed by May 22, 2019. All permanent egress will be restored at that time.

18-11-20

Project:0 PPlayfair,Carmel

C

18883

(a) The code requires the maximum building height to not exceed 60' based on R-2 occupancy Type V-A construction with an NFPA 13R system. The request is to allow the building height to be 60'-9". Building is 5-stories with 1st story podium, commercial spaces sprinklered with NFPA 13 system, Type I-A construction. Upper 4-stories apartments, Type V-A construction, sprinklered with NFPA 13R system. Similar variances have been granted in the past.

C

(b) The code prohibits party walls from having any openings in them. The request is to allow floors 2-5 to be separated from the immediately adjacent Holland building with a 2-hour fire wall with 90-minute rated openings, in lieu of a party wall. Proponent states the two buildings are owned by separate entities, but there is a legal agreement between the two to ensure that the sprinkler and fire alarm systems are maintained along with other related utilities.

C

(c) Building will have openings on floors 2-5 in the exterior wall perpendicular and within 4 feet from the fire wall termination that will not be fire-rated. The code requires the openings to be 3/4 hour fire-rated protective. The affected openings will have a sprinkler within 12 inches horizontally of the opening at the ceiling level.

A

(d) The code requires hoistways of elevators and dumbwaiters, in Group R-2 occupancy buildings that penetrates more than three stories to be provided with vents so that smoke and hot gases can be released to the outer air. The request is to allow the new elevator installed in the 5-story building to not be provided with vents at the top of the hoistway enclosures. This requirement has been eliminated in the 2015 International Building Code. Similar variances have been granted in the past.

A

(e) 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 not provide the standby power. Building is 5-stories Type V-A/ I-A construction. The elevator will have battery back-up provided in order to permit lowering of the elevators in the event of loss of power. Additionally, a transfer switch will be provided to permit hookup of a portable generator. Similar variances have been granted in the past.

18-11-21

Project:0

Holland,Carmel

- C (b) The code prohibits party walls from having any openings in them. The request is to allow floors 2-5 to be separated from the immediately adjacent Playfair building with a 2-hour fire wall with 90-minute rated openings, in lieu of a party wall. Proponent states the two buildings are owned by separate entities, but there is a legal agreement between the two to ensure that the sprinkler and fire alarm systems are maintained along with other related utilities.
- A (d) The code requires hoistways of elevators and dumbwaiters, in Group R-2 occupancy buildings that penetrates more than three stories to be provided with vents so that smoke and hot gases can be released to the outer air. The request is to allow the new elevator installed in the 5-story building to not be provided with vents at the top of the hoistway enclosures. This requirement has been eliminated in the 2015 International Building Code. Similar variances have been granted in the past.
- C (c) The code requires the maximum building height to not exceed 60' based on R-2 occupancy Type V-A construction with an NFPA 13R system. The request is to allow the building height to be 60'-9". Building is 5-stories with 1st story podium, commercial spaces sprinklered with NFPA 13 system, Type I-A construction. Upper 4-stories apartments, Type V-A construction, sprinklered with NFPA 13R system. Similar variances have been granted in the past.
- A 18884
- (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 not provide the standby power. Building is 5-stories Type V-A/ I-A construction. The elevator will have battery back-up provided in order to permit lowering of the elevators in the event of loss of power. Additionally, a transfer switch will be provided to permit hookup of a portable generator. Similar variances have been granted in the past.

18-11-22

Project:401137

Union at Crescent,BLOOMINGTON

- C 18885
- The code requires, in buildings four or more stories above grade plane, one stairway must extend to the roof surface unless the roof has a slope steeper than 33%, or an alternating tread device may be provided in buildings without an occupied roof. The request is to allow access to a 4th story rooftop (Building B) to be by roof hatch with ladder. Proponent states the roof will only be used for mechanical equipment and fire department access only. There's not enough space in the stairway enclosure for an alternating tread device and full stairway to roof would add excessive costs to project.

18-11-23

Project:0

Lilly K150 PDAP Line Shop & Office  
Mezzanine,Indianapolis

C

18886

The code permits 2-story Group B, F, M, E, or S occupancies to be unlimited in area if the building is surrounded by 60 feet of yards or public ways, or 4-hour fire walls, and must be fully sprinklered. The request is to allow a 2,772 sq. ft. office addition to be put to 2nd floor of the existing building, and classify the building as an unlimited area building. Proponent states in the mid-1970's the building was originally classified as an unlimited area building, but over the past 40+ years, the unlimited area building classification was altered through either the loss of side yards, or occupancy groups being added that was not permitted under the unlimited building criteria. Proponent further states only a small percentage of the building perimeter doesn't have the 60 feet of yard space or 4-hour fire walls. Building is fully sprinklered. Does the unlimited area building request include future addition(s)?

18-11-24

Project:0

Prairie Heights Middle School Roof  
Replacement,LaGrange

C

18887

The code requires all existing layers of roof covering to be removed down to the roof deck before new roof coverings can be installed. The request is to allow only one layer of roof membrane to be removed. Proponent states removing one existing roof membrane and replacing with their proposed membrane, will reduce the overall weight by approximately 5 pounds per square foot and increase R-value.

18-11-25

Project:0

IU Health West Vertical Expansion,Avon

C

18888

The code requires an enclosed elevator lobby to be provided at each floor where an elevator shaft enclosure connects more than three stories. The request is to allow the elevator lobbies to not be enclosed in the existing facility and the vertical expansion. Building will be fully sprinklered as required. Similar variances have been granted in the past.

18-11-26

Project:0

Escapology Fort Wayne,Fort Wayne

C

18889

(a) The code permits a Chapter 34 Evaluation to be done to the tenant space that is changing occupancy as long the space is separated from adjacent tenants with fire rated construction. The request is to allow a Chapter 34 Evaluation to be done on a tenant space that is changing from a salon into escape rooms, without having to use a 2-hour fire barrier to separate the space from the adjacent tenants. Sprinklers will be provided in the Escapology tenant space in lieu of using 2-hour fire barriers between the tenant space and adjacent tenants. Travel distance to nearest exit is 75 feet; code permits 200 feet.

C

(c) The code permits electromagnetically 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 3,218 sq. ft. tenant space is being remodeled for use as "Escape Rooms". Tenant space is fully sprinklered and has fire alarm system. 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 fire alarm system is activated. Similar variances have been granted in the past.

A

(b) The code requires corridors in Group A occupancy that serve more than 30 occupants to be 1-hour fire-rated unless the entire building is fully sprinklered. The request is to allow the corridors in the sprinklered Escapology tenant space to be non-rated.

18-11-27

**Project:0 Samaritan Senior - 75th Street,Indianapolis**

- B (b) The code requires openings in fire rated walls to have a fire protective rating. The request is to allow nonrated door and window openings to be in the fire rated corridor walls located in the community and fitness rooms on the 1st floor of the senior apartment building. Building will be sprinklered with NFPA 13R system as required, and the openings will be protected with a sprinkler located at the ceiling level on the room side.
- A 18890
- (a) The code requires hoistways of elevators and dumbwaiters, in Group R-2 occupancy buildings that penetrates more than three stories to be provided with vents so that smoke and hot gases can be released to the outer air. The request is to allow two new elevators installed in the 4-story apartment building to not be provided with vents at the top of the hoistway enclosures. This requirement has been eliminated in the 2015 International Building Code. Similar variances have been granted in the past.
- B (c) The code requires fire rated corridors to be continuous from the point of entry to an exit and not be interrupted by intervening rooms. The request is to allow the lounge areas on each floor and the club room on the 1st floor to be open to the corridor. Smoke detection tied to the fire alarm system will be provided in areas open to the corridor.

18-11-28

**Project:0 Evergreen Crossing,Indianapoli**

- C 18893
- The code permits NFPA 101A, 2001 Edition to be used as an alternative means to Chapter 34 when evaluating conversion to and for existing buildings of I-1, I-2, and I-4 occupancies. The request is to allow the 2nd floor of an existing building to be converted from an assisted living, (I-1 occupancy) to skilled nursing, (I-2 occupancy) using the 2012 Edition of NFPA 101 in lieu of the 2001 edition of NFPA 101A, due to the 2012 Edition having a provision for reviewing a change of use which the 2001 edition doesn't. Proponent states the building will comply with the requirements of NFPA 101 2012 Edition as required by Centers for Medicare & Medicaid Services for licensure.





18-11-32

**Project:0 Spartan Activity Center - Connersville HS,Connersville**

- B (b) The code requires opening in 2-hour fire barrier to be of 90-minutes fire rated assemblies. The request is to allow a new 2-hour fire barrier to be put between the new addition and the existing two story exterior wall without having the door and window assemblies on the first and second floors being rated. Close spaced sprinklers will be placed on the existing school side of the new non rated glazed doors and windows, 6'-0" on center and no more than 12" away from the surface face per NFPA 13. Any glass will be either laminated or tempered.
- C 18898
- (a) The code prohibits addition to buildings or structures plus the existing building or structure from exceeding the height, number of stories, and allowable area based on the construction type. The request is to allow a new 31,000 sq. ft. addition, to be put to the existing approximately 218,500 sq. ft. school, without having to separate the buildings with fire walls or sprinklering the entire building. Addition will be sprinklered with NFPA 13 system as required and will be separated from the existing buildings with 2-hour fire barriers, one new and the other an existing exterior wall.
- A (c) The code requires corridors in E occupancy to be one-hour fire resistance rated when the occupant load served by the corridor exceeds 30 if the building is not equipped throughout with a sprinkler system per NFPA 13. The request is to allow the corridors in the new addition to not have rated corridors. The new addition will be sprinklered, but not the existing building. The remaining portion of the building not sprinklered is separated by fire barriers, existing fire walls, and open courtyard. Similar variances have been granted in the past.

18-11-33

C

Project:0

Terrace Lake Church Addition,Columbus

18900

The code prohibits addition to buildings or structures plus the existing building or structure from exceeding the height, number of stories, and allowable area based on the construction type. The request is to allow a new 28,651 sq. ft. addition to be put to the existing 1st floor 19,527 sq. ft. building which will exceed the allowable area per story. Proponent states the allowable area per story is 35,625 sq. ft. The actual 1st floor area will be 48,178 sq. ft. Building is 2-stories. A sprinkler curtain designed to deliver 3 gpm per lineal foot will be provided along the entire length of the wall separating the addition from the existing building. Both buildings will be fully sprinklered.

\*\*\*\*Local fire official doesn't oppose the variance. See attached e-mail.

18-11-34

C

Project:392173

Hibberd Building Renovation,SOUTH BEND

18902

The code prohibits openings in exterior walls where the openings are less than 3 feet from the property line. The request is to allow (2) windows (storefront style), approximately 5' X 10' each, 2 pipes for water heater exhausts, 2 pipes for water heater intakes, and a dryer vent to be located in the north exterior wall on floors 1-3, which is located on the property line. An automatic sprinkler will be provided at the ceiling level within 12 inches horizontally of each window. The pipe and vent penetrations will be firestopped.

18-11-35

**Project:402741 Brewer Livestock Addition & Remodel,NORTH VERNON**

- C (b)The code requires a sprinkler system to be provided throughout all buildings containing a Group F-1 occupancy where the fire area exceeds 12,000 sq. ft. The request is to allow the building to have a fire area of 15,288 sq. ft. Proponent states, the processing area along with loading dock and office addition will be 5,336 square feet, less than the 12,000 sq. ft. permitted without sprinklers. The other 9,952 square feet of the building is only used for the live animal stock and is not a fire hazard. Travel distance is less than 75 feet; code permits 200 feet. The processing/loading dock/office area has 3 exits. Proponent states fire department is not opposed to the variance.
- C 18903
- (a) The code prohibits addition to buildings or structures plus the existing building or structure from exceeding the height, number of stories, and allowable area based on the construction type. The request is to allow a 1,877 sq. ft. office and loading dock areas addition to the existing livestock processing building, Type V-B construction. Proponent states the allowable area will be exceeded by 3,786 sq. ft., but the actual occupied areas of the building are less than the allowable area permitted. Majority of the building area is used for livestock barns that are attached to the processing building. Proponent states, the fire department is not opposed to the variance.

18-11-36

**Project:0 Ruby Jane Apartment Building, North Vernon**

- C (e) Chapter 34 Evaluation gives a credit score of -3 points due to the building having non-compliant fire partitions continuity for the purposes of tenant and dwelling unit separations. The request is to allow a credit score of -1.5 points to be taken. Tenant separations will be provided except above 1st floor commercial space which has a tin ceiling. A layer of 5/8" Type X drywall will be provided below the existing tin ceiling above the commercial kitchen.
- C (d) The code requires at least an NFPA 13R system to be provided throughout all buildings with a Group R fire area. The request is to allow an NFPA 13D system to be provided throughout the 3 apartment units added on 2nd/3rd floor (two multi-story units and one single-story unit). (Group R) Maximum travel distance to an exit is 75 feet; code permits 125 feet. Proponent states fire department is not opposed to the variance. See attached letter.
- C (b) The code requires a minimum of 10 inches for existing stair treads in order to take points for means of egress when using Chapter 34 Evaluation. The request is to allow the existing stairs accessing a single 3rd floor unit to have a maximum tread depth of 9.5 inches. Stair risers comply with maximum riser height. Stairs serve a single dwelling unit. Proponent states the hardship is rebuilding the existing stairway and limited space available to extend the length of stairs.
- C 18904
- (a) The code requires a final score of zero or more in all categories, Fire Safety, Means of Egress, and General Safety in order to pass the Chapter 34 Evaluation. The request is to allow 5 points to be taken for a building having voice/alarm communication system with no fire command center in lieu of 0 points that is supposed to be taken when there is no command center. Proponent states the hardship is providing a 200 sq. ft. 1-hour rated fire command center. Fire command centers are typically required for high-rise buildings.
- C (c) The code requires standpipes to be installed throughout buildings where the floor level of the highest story is locate more than 30 feet above the lowest level of the fire department vehicle access. The request is to allow the standpipes to be omitted and to permit a score of "0" to be taken using Chapter 34 Evaluation. Proponent states there's an existing 3rd floor that was added in the 1990s that was never permitted and is now being legalized which is causing the requirement of the standpipes.

18-11-36                      Project:0                      Ruby Jane Apartment Building,North Vernon

18-11-37                      Project:403236                      Gays Hops N Schnapps,ANGOLA

C                      (b) The code requires a sprinkler system to be provided in Group M/S-1 occupancy where the fire area exceeds 12,000 sq. ft. The request is to allow a 1,151 sq. ft. mezzanine to be added above the existing basement warehouse/loading dock area without adding sprinklers to the building. Building will comply with allowable area requirement. The building will have a monitored fire alarm system, not required by code. Mezzanine will have a maximum of 10 occupants. Maximum travel distance from the mezzanine will be approximately 75 feet; code permits 200.

A                      18905

(a) The code requires a sprinkler system to be provided in Group M/S-1 occupancy where the fire area exceeds 12,000 sq. ft. The request is to allow a non-separated 545 sq. ft. vestibule addition to be put to the existing 13,728 sq. ft. M/S-1 occupancy building without having to sprinker the building. Proponent states the vestibule will only be used for entry to/egress from the building and will improve the energy efficiency of the building.

18-11-38                      Project:0                      KC Marina Point Hood Vent,Evansville

C                      18907

The code requires a level platform to be installed on each side of the appliance, fans, or equipment that is located on a roof having a slope of 3/12 or greater. The request is to allow the platform to be omitted on the metal roof that has a 5/12 pitch. Proponent states service personnel have been servicing hood vent for a few years with no problems. Cost will exceed \$5,000 if had to install the platform.

**18-11-39 Project:0 Allisonville Road Water Treatment Facility,Noblesville**

A 18909

The code requires an automatic sprinkler system to be provided in high hazard occupancies (Group H). The request is to allow an automatic sprinkler system to be omitted in the 6,700 sq. ft. building that will store Sodium Hypochlorite, Fluoride and other toxic/corrosive liquid used in the water treatment process. Proponent states the liquid is not combustible. The chemical rooms are separated from the remainder of the structure by 2-hour fire walls.

**18-11-40 Project:0 Duck Pin Bowling,Franklin**

C 18910

(a) The code requires a final score of zero or more in all categories, Fire Safety, Means of Egress, and General Safety in order to pass the Chapter 34 Evaluation. The request is to allow 5 points to be taken for a building having voice/alarm communication system with no fire command center in lieu of 0 points that is supposed to be taken when there is no command center. Proponent states the hardship is providing a 200 sq. ft. 1-hour rated fire command center. Fire command centers are typically required for high-rise buildings.

C (b) The code permits mezzanines to be enclosed where the occupant load does not exceed 10. The request is to allow an office mezzanine to be enclosed, but will have a calculated occupant load exceeding 10. Proponent states the actual occupant load will not exceed 10. The maximum travel distance from the mezzanine is less than 75 feet. Code permits 200 feet.

**18-11-41 Project:0 429 E Morris Two-Family Dwelling,Indianapolis**

C 18911

The Residential Code requires exterior walls with a fire separation distance less than 3 feet to have not less than a one-hour fire resistive rating with exposure from both sides, and cannot have any openings. An existing home has non-rated wall on the 2nd floor of the west side of the home that is less than 3 feet from the property line. The request is to allow the exterior wall to remain non-rated and have new window openings, infill of previous openings, and new coverings. The work was done in 2014. The objective is to legalize the work that was completed by previous owner.

18-11-42

**Project:0 Princeton Library Addition,Princeton**

C (b) The code requires a sprinkler system to be provided in Group A-3 occupancy where the fire area has an occupant load of 300 or more. The request is to allow the sprinkler system to be omitted in the 400 sq. ft. historic lobby with the domed ceiling and stained glass skylight. Close spaced sprinklers will be provided at openings to the other rooms. Local fire official does not oppose the variance.

C 18912

(a) The code prohibits any addition or alteration from being made that will cause the building to become noncompliant. Proponent states the existing non-compliant slope will be removed and not replaced. The area will be opened up into the new addition. Local fire official doesn't oppose the variance.

\*\*\*\*\*LOCAL FIRE OFFICIAL DOES NOT OPPOSE VARIANCE. SEE ATTACHED.

18-11-43

**Project:0 Indiana Tech Residence Hall & Retail,Fort Wayne**

B 18913

The code requires fire rated corridors to be continuous from the point of entry to an exit and not be interrupted by intervening rooms. The request is to allow student living areas on floors 2, 3, and 4 to be open to the corridor. The proponent states the building will be equipped with NFPA 13 and 13R sprinkler system. Smoke detection will be provided in the lounge areas open to the corridor connected to the building fire alarm system.



18-11-44

Project:0

Anderson Intermediate School Remodel and  
Addition,Anderson

C

18914

(a) The code requires a structurally independent fire wall when creating separate buildings and allowable building areas. The request is to allow a 2-hour fire barrier to be used between the new 8,482 sq. ft. classroom addition and the existing building, in lieu of a 4-hour structurally independent fire wall. The addition will be structurally independent from the existing building. The existing building and addition will have an automatic smoke detection system throughout that is not required by code.

A

(b) The code prohibits addition to buildings or structures plus the existing building or structure from exceeding the height, number of stories, and allowable area based on the construction type. The request is to allow a 268 sq. ft. entry vestibule addition to be put to the existing 114,367 sq. ft. school, putting the school in noncompliance for allowable building area and fire area, without separating the two with a fire wall. The vestibule addition does not increase the occupant load of the building. A smoke detection system will be installed throughout existing building and new addition, not required by code.

A

(c) The code requires rooms to be separated from fire rated corridors with 1-hour fire partitions and 20-minute doors. The request is to not provide doors on the boys' and girls' restrooms that will separate the corridor from the restrooms. Not having doors on the restrooms will allow staff to be able to visually and audibly supervise students.

18-11-45

Project:0

Morrison St Water Treatment Plant,Morristown

B

18916

The code requires an automatic sprinkler system to be provided in high-hazard occupancies. The request is to allow the sprinkler system to be omitted in the chlorine gas room. The building is 1-story and 1,268 sq. ft. The chlorine gas room is 80 sq. ft. The room will be separated from the remainder of the buildings by 3-hour fire barrier. Fire detection system will be installed in the chlorine room. Gas detection system will be provided. Proponent states the chemicals are not flammable or combustible neither is the chlorine gas. Building is not normally occupied.

- 18-11-46**                      **Project:0**                      **Indianapolis Public Transportation Corporation,Indianapolis**
- C                                      18917
- The code permits 1-story Group B, F, M, E, or S occupancies to be unlimited in area if the building is surrounded by 60 feet of yards or public ways, or 4-hour fire walls, and must be fully sprinklered. The request is to allow the existing building to be unlimited in area and have less than 60 feet of open yards on portions of the South and West sides of the building. The existing building is fully sprinklered. The South and West sides of the building are obstructed by railroad tracks. Proponent states approximately 2% of the building area is within and less than 10% of the perimeter of the building is less than 60 feet of the property line. Does the unlimited area building request include future addition(s)?
- 18-11-47**                      **Project:403248**                      **Fort Wayne Country Club New Pool,FORT WAYNE**
- C                                      18918
- The code requires separate wading pools to be set apart by at least 20 feet from water basins deeper than 24 inches or provided a barrier not less than 4 feet high that creates a minimum travel distance of twenty feet. Proponent states there's a solid wall between the wading pool and the deeper activity pool area. Because of the wall, the wading pool is being required to be separated by at least 20 feet from the rest of the pool. The request is to allow the 20 feet requirement to be omitted. Proponent states the wall between the two pools will provide protection for the kids in the wading area. Having the wading pool close to the activity pool helps parents to closely monitor their children.
- 18-11-48**                      **Project:400862**                      **Ceres Partners Office Renovation,SOUTH BEND**
- C                                      18919
- The code prohibits Limited-Use/ Limited Application Elevators from exceeding a rise of 25 feet. The request is to allow a new Limited use/Limited Application LULA Lift Elevator to have a rise of 36' -6" feet. Proponent states the elevator being provided as a matter of convenience to tenants, and is not required by code and ADA Guidelines, 2010 Edition, and is well within the manufacturer's limit of 50'-0. Variance was denied under 18-10-10.

- 18-11-49**                      **Project:395258**                      **Fairfield Inn and Suites 2313 Jasper IN,JASPER**
- C                      18920
- The code requires a waste or linen chute to extend (full size) at least 3 ft. above the roof of a building. The chute is to be open to the atmosphere, with the opening being the same cross-sectional area as the chute. The request is to allow the vent extension to be 6" in diameter, while the chute is 24" in diameter. Making large penetrations at the required location will be very problematic.
- 
- 18-11-50**                      **Project:0**                      **Blackford High School Gymnasium Addition,Hartford City**
- C                      (c) Required means of egress are to be maintained during construction and demolition, remodeling or alterations and additions to any building. The request is to allow some of the exits at the addition to be closed. Proponent states the exit closures at the addition will not increase travel distance beyond the 200 feet permitted. Exit lighting and signage will be revised to accommodate the new layout, fire drills will be conducted, and fire watch will be provided for any events in the existing gym with over 1,000 occupants during the time in which there are only 3 exits from the gym, until the addition shell is complete and a 4th temporary exit is open for public events. Construction dates?
- C                      18921
- (a) The code requires a fire wall to separate buildings based upon exceeding allowable building area. The request is to allow a 2-hour fire barrier to be provided in lieu of a 2-hour structurally independent fire wall to separate the gymnasium portion of the addition from the rest of the addition and the existing building. The entire addition will be sprinklered on both sides of the 2-hour fire barrier.
- A                      (b) The code requires corridors in E occupancy to be one-hour fire resistance rated when the occupant load served by the corridor exceeds 30 if the building is not equipped throughout with a sprinkler system per NFPA 13. The request is to allow the corridors in the new addition to not have rated corridors. The new addition will be sprinklered, but not the existing building.
- C                      (d) The code prohibits addition to buildings or structures plus the existing building or structure from exceeding the height, number of stories, and allowable area based on the construction type. The request is to allow a 5,800 sq. ft. portion of the new addition to be put to the existing building without separating the two with a fire wall, putting the existing building in noncompliance for exceeded allowable building area and allowable 12,000 sq. ft. fire area requiring sprinklers.

18-11-51

**Project:0 Covance Freezer Platform,Indianapolis**

C 18922

Required means of egress are to be maintained during construction and demolition, remodeling or alterations and additions to any building. The request is to allow an existing exterior exit door along the east side of the building to be closed during construction, creating a maximum egress travel distance of 320 feet from a portion of the existing 2nd floor, exceeding the permitted 300 feet. A new addition is being put to the existing building, expanding the specimen management storage area. Egress signage will be revised. Proponent states the 2nd floor area in question is primarily used for employees, with limited visitors. Construction dates?

18-11-52

**Project:0 Rose-Hulman Academic Building, Terre Haute**

C (b) The code requires where a fire wall serves as an exterior wall for a building and separates buildings having different roof levels, such wall is to terminate at a point not less than 30' above the lower roof level, as long as the exterior wall for a height of 15 feet is not less than 1-hour rated, and the openings are not less than ¾ hour rated. The request is to allow two exterior windows located in the exterior wall on the 3rd-story academic building, to not be fire-rated. Building on each side of fire wall will be sprinkler with NFPA 13 system and a sprinkler will be provided on the inside of each of the windows.

B 18923

(a) The code requires pedestrian walkways to be separated from the interior of the building by not less than 2-hour fire barriers. The request is to allow the pedestrian walkway of approximately 20 feet in length, connecting all three floor levels of the new Academic Building with the adjacent Moench Hall to the west, to not be provided with a fire-rated enclosure at each end. The new Academic Building will be sprinklered with NFPA 13 system. The existing Moench Hall building is currently sprinklered with NFPA 13 system. The connector will be sprinklered and will be provided with an 18-inch ceiling bulkhead at each end with closely-spaced sprinklers on each side of the bulkhead. Connector is noncombustible.

- 18-11-53**                      **Project:0**                      **Sellersberg Ramada Inn,Sellersberg**  
 C                                      18924
- The code prohibits fire-resistance-rated corridors from being interrupted by intervening rooms unless the space is a foyer, lobby, or reception room. The request is to allow the conference room being used to serve breakfast to be open to the 1st floor fire-rated egress corridor. Building will be protected with NFPA 13R system as required.
- 18-11-54**                      **Project:0**                      **Garfield Brewery,Indianapolis**  
 C                                      18926
- A 237 sq. ft. pre-manufactured cooler will be relocated from within the existing building to the outside of the building. The request is to allow the move. The unit has no label and plans. Proponent states Application for Construction Design Release and plans will be submitted to state Plan Review to address the local building officials concerns.
- 18-11-55**                      **Project:0**                      **Cleveland Township Fire Station,Elkhart**  
 C                                      18892
- The code permits a single means of egress from a 2nd floor for an "S occupancy" when the travel distance to the exit is 75 feet or less. The request is to allow the travel distance from the 2nd floor to an exit to be approximately 122 feet. Proponent states the 2nd floor will be used for storage and mechanical and will not normally be occupied. The common path of travel to the bottom of the stair is 79 feet; code permits 100 feet.

**18-11-56                      Project:0                      BSU North Residential Neighborhood Phase #2,Muncie**

C                      18874

(a) The code requires supporting construction for a fire barrier to be protected, to afford the required fire-resistance rating of the fire barrier supported. The request is to allow two (2) hour shafts for ducts and piping to be supported by non-rated (0 hour) floor in lieu of the code required two-hour floor. Building will be fully sprinklered with NFPA 13 system as required.

A                      (b) The code requires fire rated corridors to be continuous from the point of entry to an exit and not be interrupted by intervening rooms. The request is to allow the lounge areas to be open to the corridor. The proponent states the building will be equipped with a NFPA 13 sprinkler system as required.

C                      (c) The code limits open exit access stairways in R occupancies to (4) stories. The request is to allow open exit access stairways to be provided for (5) stories. The open stairs will have (12) inch draft curtain and close spaced sprinklers around the floor openings. Proponent states the open stairs are not required for exiting. Each wing will have two (2) enclosed exit stairs.

C                      (d) The code requires hose connections to be provided at an intermediate floor level landing between floors. The request is to allow the hose connections to be provided on the main floor landings. NFPA 14 - 2016 Edition, Section 7.3.2.1 allows the hose outlets to be on the main floor landings. (Has been verified.)

C                      (e) The code requires fire doors to have smoke and draft control assemblies. The request is to allow the corridor doors to not have the required smoke and draft control assemblies (gaskets).

A                      (f) The code requires fire-doors to be either self-or automatic-closing. The request is to allow the dorm room doors to not be provided with closers. Similar variances have been granted in the past.



