

STAFF REPORT

Report Date: 06/28/2018

"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

18-04-02

I

Project:

4 Boiler,Gary

18398

TABLED BY COMMISSION 05/01/18.

TABLED BY COMMISSION 04/03/18.

INCOMPLETE - Responsible party on front and back of application.

LBO, LFO acknowledgements, Code and Edition.

*****PAPER FILING*****

18-04-03

Project: Coventry Court West Apartments, Ft Wayne

I

18399

TABLED BY COMMISSION 05/01/18.
TABLED BY COMMISSION 04/03/18.
INCOMPLETE - LBO,LFO

The code requires fire protection systems to be inspected, tested and maintained.

The request is to not reconnect the de-commissioned single exterior fire alarm pull stations and horns.

The proponent has installed hard-wired smoke detectors with battery back-up in every hallway and apartment.

Staff Concerns: If pull stations and horns are nonfunctional, code requires the total removal. Structure built in 1981

*****PAPER FILING*****

18-04-06

I

Project: Fairview Court Apartments,Ft. Wayne

18402

TABLED BY COMMISSION 05/01/18.
 TABLED BY COMMISSION 04/03/18.
 INCOMPLETE - LBO, LFO

The code requires fire protection systems to be inspected, tested and maintained.

The request is to not reconnect the de-commissioned single exterior fire alarm pull stations and horns.

The proponent has installed hard-wired smoke detectors with battery back-up in every hallway and apartment.

Staff Concerns: If pull stations and horns are nonfunctional, code requires the total removal. Structure built in 1981.

*****PAPER FILING*****

18-05-04

C

Project: FAZOLIS,WHITESTOWN

18427

TABLED BY COMMISSION 06/05/18.
 TABLED BY COMMISSION 05/01/18.

The code requires a full platform with ladder and railing system for the HVAC rooftop units.

The request is to allow a basic railing around the rooftop units

The proponent states the plans that were submitted to the State and City were approved with the basic railing. Proponent states it will cost \$30,000 install the new required railing and platform;

*****PAPER FILING*****

- 18-05-31** **Project:398699** **Auto Dealership,LAFAYETTE**
 C 18417
 TABLED BY COMMISSION 05/01/18.
 The code permits a vestibule to be omitted from a building entrance if the space served by the door is less than 3,000 sq. ft. The request is to allow the vestibule to be omitted although space is greater than 3,000 sq. ft. Existing building was altered to create new offices and new front entryway. The entryway door is being enlarged so that automobiles can be driven into the auto dealership showroom floor.
- 18-05-55** **Project:0** **Concord High School 2018 Addition,Elkhart**
 C 18467
 TABLED BY PROPONENT UNTIL JULY HEARING 05/31/18.
 TABLED BY PROPONENT UNTIL JUNE HEARING 04/26/18.
 The code requires means of egress that are required, to be maintained during construction and demolition, remodeling or alterations, and additions to any building. The request is to allow the means of egress in the existing building to be impacted due to a new 30,440 sq. ft. + 2,080 sq. ft. mezzanine addition being put to the existing building. Construction will be from June 2018 through summer of 2019. Exit lighting and signage will be adjusted. Fire drills will be conducted to familiarize students and faculty of the revised egress routes as indicated.
- 18-05-61** **Project:0** **Hobart High School Natatorium Addition,Hobart**
 C 18474
 TABLED BY COMMISSION 05/01/2018
 a) The code requires the means of egress that is required by code, to be maintained during construction and demolition.
 The request is to allow temporary means of egress due to the existing means being impacted during construction in this 2 story E occupancy.
 The proponent states that approved temporary egress systems and facilities be provided during construction. Exit lighting and signage will be adjusted. Fire drills will be conducted.

18-05-75

C

Project:0 Homie Hot Pot,Bloomington

18448

TABLED BY COMMISSION 05/01/18.

The code requires a Type 1 hood to be installed where cooking appliances produce grease or smoke as a result of the cooking process. The request is to allow a Type 1 hood to be omitted above tables where hot pots are used to cook food at patron tables. Proponent states the hot pot is on a burner on the table where broth is simmered and ingredients like thinly sliced meat, vegetables, seafood, and tofu are cooked in the broth. The existing HVAC system will be modified to accommodate the heat and moisture loads from the hot pots. The restaurant separates the upper parking garage from it with 2-hour horizontal separation. Building is fully sprinklered.

18-06-05

I

Project: LaOtto Brewing Range Hood,LaOtto

18524

INCOMPLETE - *LBO is visually verifying *Correct code needed on application

The code requires commercial cooking hoods over cooking devices that produce grease laden vapors.

Proponent has changed menu to no longer use meats that require cooking.

****PAPER FILING****

18-06-06 **Project:398709** **Chancel Area Development and Mezzanine,LAPORTE**
C 18525

The code requires the max. riser height to be 7' on a staircase.

The request is to allow a staircase to have a riser height of 7' ¾" from the mezzanine and as a second egress from an area used by approximately 60 youth.

The proponent states the structure would have to be drastically modified. To also comply, the 4' sprinkler main line would have to be rerouted and constructed.

*****PAPER FILING*****

18-06-07 **Project:** **Calvary United Methodist Church Ansul System,Syracuse**
I 18526

INCOMPLETE - LBO

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*****

- 18-06-24 **Project:399039** **Fancy Flowers and Greenhouse LLC,Rome City**
 C 18409
- The General Administrative Rules allow detached single family dwellings to be used as certain occupant groups if the total floor area, excluding basements, doesn't exceed 3,000 sq. ft. or 3-stories in height excluding basements. The request is to allow a 1,600 sq. ft. pole barn to be used to sell produce, plants and flowers from this location. Proponent states there are no employees. Building has 3 exits with no flammable or hazardous products being in the building.
- 18-06-25 **Project:397541** **Covington Square Apartments - Interior Remod.,VALPARAISO**
 C 18424
- The code prohibits the change in character or use of any building that would cause the building to be classified within a different occupancy group unless the building complies with current code for new construction. The request is to allow an existing 3,132 sq. ft. day-care center, Type V-B construction to be converted into four apartment units without having to sprinkler the building. Proponent states, it would cost \$32,000 to add a sprinkler system.
- 18-06-26 **Project:0** **Petals and Produce,Indianapolis**
 C 18491
- The code permits temporary tents to be erected for a maximum of 30 days within a 12-month period on a single premises.
- The request is to allow the tent to be up until December 31st 2018.
 The proponent had a prior variance under the previous code and states the fruit stand had been in place for years.

18-06-71 **Project:0** **Indiana Applied Behavior Analysis Institute,Fort Wayne**

C 18563

The code prohibits the change in character or use of any building that would cause the building to be classified within a different occupancy group unless the building complies with current code for new construction or Chapter 34 Evaluation. The request is to allow the Applied Behavior Analysis (ABA) Institute tenant space to remain as a B occupancy, (ambulatory care facilities, outpatient clinic, dentist, and physician offices, not limited to this). Proponent states the facility was cited stating the tenant space is an I-4 occupancy (facility that is occupied by 5 or more persons of any age who receive custodial care for fewer than 24 hours per day per persons other than parents, guardians, or other relatives. Something similar to adult or child day care, but not necessary limited to this.) Proponent states the tenant space provides outpatient therapy, not custodial care and therefore should be considered a B occupancy. Patients receive one-on-one therapy prescribed by a medical doctor. Patients include those with autism or other behavioral challenges.

18-06-80 **Project:0** **Indiana State Fairgrounds and Event Center
Tents,Indianapolis**

C 18576

The code requires tent and membrane structures to be located greater than 20ft from lot lines, buildings, other membrane structures, parked vehicles or internal combustion engines (ex. Generators, etc.).

The request is to have the Commission to work with the proponent (Indiana State Fair) to determine appropriate distances different than allowed by code for tent and membrane structures during the State Fair.

18-07-01

C

Project: Menards Expansion,Lafayette

18577

The code requires that a fire department access road be provided within 150 ft. of all portions of the exterior walls of a building.

The request is to allow the fire department access road to not be installed during the construction of a new warehouse with a lumber yard.

The proponent states (and has provided in writing) a statement from the Lafayette Fire Department that they support this variance with currently having adequate access to provide fire services.]

****The Fire Department has stated a condition: that the fire department access road be provided at the time of development of the site directly to the north of this proposed accessory building****

*****PAPER FILING*****

18-07-02

I

Project: Circus City Speedway,Peru

18579

INCOMPLETE - LFO

The code / GAR requires Class 1 structures to submit to plan review and is required to meet the requirements of a class 1 structure.

The request is to allow the continued use of the sheds in question. There are 2 - 12 ft.x24 ft. And 1 10 ft.x16 ft. They are used at a local dirt track speedway on the fairgrounds approximately 30 times per year.

The proponent states the location does not have access to septic; the buildings are not used by the public; Fire extinguishers and smoke detectors have been installed. They are also a non-profit 501(c). The proponent also states the buildings will be secured to the ground.

*****PAPER FILING*****

18-07-03

Project: Crawfordsville WTP Chlorine Conversion Project, Crawfordsville

A 18586

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 1-story 170 sq. ft. chemical storage building that will store Sodium Hypochlorite, a corrosive liquid, used by the water treatment facility. Proponent states the liquid is not flammable or combustible. Room will not be used to store combustible materials.

*****PAPER FILING*****

18-07-04

Project:399549 Wastewater Treatment Plant Improvements, MILFORD

C (b) The code limits the storage of corrosives to a maximum of 975 gallons. The request is to allow the building to store 4,400 gallons of Aluminum Sulfate and related chemical feed equipment. Proponent states the Aluminum Sulfate will be stored in a double walled, secondary containment tank.

A 18587

(a) The code requires a sprinkler system to be provided in Group H occupancies. The request is to allow the sprinkler system to be omitted in the pole barn used for the storage of 4,400 gall of Aluminum Sulfate for the purposes of phosphorus removal at the Milford Wastewater Treatment Plant. Proponent states the wastewater treatment plant is not generally accessible by the public and is located approximately 575 ft. from the roadway. Building is normally unoccupied.

*****PAPER FILING*****

- 18-07-05** **Project:** **PMG Egress Window Size,Bloomington**
- A 18588
- The 1980 One and Two Family Dwelling Code requires emergency egress windows to have an openable area of 4.75 sq. ft., clear width of 18", clear height of 24", and a maximum sill height of 48" above finished floor. The request is to allow the existing windows to have an area of 4.79 sq. ft., width of 34,5", height of 20", and sill height of 36".
- *****PAPER FILING*****
-
- 18-07-06** **Project:391609** **Butler University - Lacy School of Business,Indianapolis**
- B (c) One Gen2 elevator will use ACLA buffers in place of spring buffers.
- B (d) Steel Coated Belts will be used as the suspension means.
- B 18140
- (a) The Gen 2 at 200 system is designed to be compliant with A17.1 - 2007 with exception of components such as the alternate speed reducing switch technology which has A17.7 (AECO) approval.
- B (b)One Gen2 elevator will utilize 6.3 mm steel wire governor rope instead of the required minimum diameter of 9,5mm.
-
- 18-07-07** **Project:0** **USF - ACHATZ HALL,FORT WAYNE**
- B 18263
- Schindler Elevator will utilize 6mm steel wire governor rope instead of the required minimum diameter of 9,5mm.

18-07-08	Project:391647	Evolve Bloomington Bldg 100 200 and Parking,BLOOMINGTON
B	18332	(a) Steel Coated Belts will be used as the suspension means.
B		(b) Seven Gen2 elevator will utilize 6.3 mm steel wire governor rope instead of the required minimum diameter of 9.5mm.
B		(c) Seven Gen2 elevator will use ACLA buffers in place of spring buffers.
18-07-09	Project:398019	Casey's Santa Claus, IN,SANTA CLAUS
A	18446	The code permits a vestibule to be omitted from a building entrance if the space served by the door is less than 3,000 sq. ft. The request is to allow the vestibule to be omitted. Proponent states the heating and air system comply with all codes for fresh air intake and exhaust. The building is balanced such that it is not pressurized. Similar variances have been granted in the past.
18-07-10	Project:394942	Franciscan Health Lafayette YMCA Suite,LAFAYETTE
B		(b) MRL Technology
B	18568	(a) MRL Technology.
18-07-11	Project:0	The MK,Indianapolis
B	18573	(a) Steel Coated Belts will be used as the suspension means.
B		(b) Two Gen2 elevator will utilize 6.3 mm steel wire governor rope instead of the required minimum diameter of 9.5mm.
B		(c) Two Gen2 elevator will use ACLA buffers in place of spring buffers.

18-07-12	B	Project:0 18574	LIVING STONES CHURCH,CROWN POINT
		MRL Technology.	
18-07-13	A	Project:0 18606	Lilly LCC Concourse Employee Amenities Project,Indianapolis
		The code prohibits additions to building or structure plus the existing building or structure from exceeding the allowable area based on the construction type. The request is to allow a new stair addition to be put to the existing building which will put the existing building at the Concourse level over area for Type III-B construction. The new stair will add 590 sq. ft. to the Concourse level and 220 sq. ft. to the grade level. Proponent states the new addition will improve egress from the south end of the Concourse level.	
18-07-14	A	Project:400296 18624	Middle Fork WTP Improvements,RICHMOND
		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 chemical storage building that will store Sodium Hypochlorite, Sodium Hydroxide, Ferric chloride, a corrosive liquid, Sodium permanganate, Hydrofluosilicic acid and other toxic/corrosive liquids used by the water treatment facility. Building is 2-stories, Type II-B construction. The H-4 occupancy is located in the 1-story portion of the building. The chemical rooms are separated from the remainder of the structure by 3 hour fire walls. Proponent states the chemicals are not combustible.	

18-07-18

Project:397091 NORTH ADAMS BP3 HS & MS INTERIOR RENOVATIONS,DECATUR

C 18580

The code requires the position, spacing and location of sprinklers based on use and need.
The request is to omit the sprinklers in the room containing the pool in an existing building.
The proponent states the building is fully sprinkled otherwise, to allow for the area increase, and is a requirement in E occupancies. Will there be any spectator seating in the room where the pool is located?

18-07-19

Project:385984 Valparaiso HS Upgrades Renovations,VALPARAISO

C 18581

The code states it shall be unlawful to occupy a building or portion of, until the required systems have been tested and approved.
The request is to permit a time extension for completion of the sprinkler system throughout the existing building. Variance 16-08-31(b) was approved to permit completion of the sprinkler system for the Phase I scope in September, 2018. This request is to permit an extension of time until July, 2019.
The proponent states the work in the remaining areas (existing competition gym and existing pool) has been delayed due to pending resolution of budget issues for the overall project. The request to delay until July, 2019, is to permit use of the existing pool during swim seasons.

18-07-20

D

Project:0

Furnace Rooms,Warsaw

18584

The code does not allow combustible materials to be stored in boiler rooms, mechanical rooms or electrical equipment rooms.

The request is to allow combustible storage in a furnace room.

The proponent states that they have stored combustibles in their furnace room for the last 18 years and have kept things well maintained and haven't burned the building down. No hardship given.

****Fire official opposes the variance. See letter****

18-07-21

C

Project:391873

Woodruff Place Beholder,INDIANAPOLIS

18585

The code requires the landings to have a width not less than the width of the stairway or door, whichever is greater.

The request is to allow a landing less than the width of the door, but at the correct elevation. The width will be 28.5 inches due to the proximity of the property line. This is a former auto repair shop, being converted into a small restaurant.

The proponent states the width is adequate to serve the occupant load. They will also add an exterior egress light fixture as required.

18-07-22

Project:0

Wes-Del Middle-High School ,Gaston

C

c)

The code requires an automatic sprinkler system be provided for Group A-3 occupancies where one of the three requirements are met. For this request the requirement of exceeded fire area has been met.

The request is to not provide an automatic sprinkler system in one of the fire areas in the auxiliary gym. The allowable area is 12,000 sq. ft., the actual area is 16,485 sq. ft.

The proponent states the site is not provided with a water supply capable of supplying a sprinkler system. Also a total of seven (7) exits are provided from the gymnasium space - six (6) are directly to the exterior. A fire alarm system will be provided, as required.

C

b)

The code (GAR) states that no addition to a building or structure plus the existing structure shall exceed the height, number of stories or area.

The request is to allow the addition of a 1,332 sq. ft. corridor to be put to an existing 93,212 sq. ft. school building without being separated with a fire wall. This will exceed the allowable building area for the structure of Type II-B construction and the allowable nonsprinklered fire area for E Occupancies.

The proponent states the corridor addition will connect the new gymnasium to the existing building. The new auxiliary gymnasium will be separated from the corridor (and the existing building) with a 2-hour fire wall. The corridor will be separated from the existing building with a 1-hour fire partition. Will the new gymnasium separated from the corridor and the existing building with a 2-hour fire wall put the existing building into further noncompliance?

A

18589

(a) The code requires rooms to be separated from corridors with 1-hour fire partitions and 20-minute doors. The request is to allow the renovated boys and girls restrooms in the existing school to not have 20-minute doors to separate the corridor from the restroom. The exclusion of the doors would allow staff to supervise the students. Similar variances have been granted in the past

18-07-23

C

Project:0**M S Logistics LLC,Indianapolis**

18590

The code prohibits a person from removing, tampering with fire detection, or other fire appliances. The request is to allow 2 abandoned rack sprinkler risers that previously protected racks throughout the warehouse, to be removed. Currently there are 4 racks in place that are not protected with in-rack sprinklers. Proponent states they could either have one existing rack riser that would be used to protect existing racks, and the other existing rack riser would be removed or be allowed to remain in place, or both existing rack risers would be removed or be allowed to remain in place and storage lowered to 12 feet or below.

18-07-24

C

Project:0**North Mass Bouldering,Indianapolis**

18591

The code requires egress doors to be readily openable from the egress side without the use of a key or special knowledge or effort.

The request is to allow locking devices on egress doors, in addition to panic hardware. The doors are at grade at an outdoor courtyard area that leads into the building.

The proponent states that the project involves renovation of a 1st and 2nd floor portion of the industrial building for use a bouldering/fitness facility. The tenant space will be classified as A-3/A-2 Occupancies. The building is classified as Type IIIA Construction. A sign will be provided at each door on the courtyard side stating 'This door to remain unlocked during business hours'. The doors will be unlocked to permit free egress during the time that the building is occupied and open for business to the public.

*Question: Could an interlinked paddle for push to open be installed? Therefore it can be unlocked to open from the egress side and still be locked from the exterior.

- 18-07-25** **Project:0** **Bottleworks District Building Two,Indianapolis**
 C 18592
- The code prohibits exterior wall openings of a building from exceeding its permitted percentage of openings based upon fire separation distance to the adjoining property lines. The code permits a maximum of 45% of exterior wall openings based upon 10 feet of fire separation distance; total of 20 feet between Buildings 1 and 2. The request is to allow openings in the south exterior wall of Building 2 to have 55% on the 1st floor, 52% on the 2nd floor, 69% on the 3rd floor, 67% on the 4th floor, 41% on the 5th floor, and 57-59% on floors 6-13. Both buildings are fully sprinklered with NFPA 13 system.
- 18-07-26** **Project:0** **Bottleworks West Elm Hotel,Indianapolis**
 C 18593
- The code prohibits exterior wall openings of a building from exceeding its permitted percentage of openings based upon fire separation distance to the adjoining property lines. The code permits a maximum of 45% of exterior wall openings based upon 10 feet of fire separation distance; total of 20 feet between Buildings 1 and 2. The request is to allow openings in the north exterior wall of Building 1 to have an opening of 60% on the first floor. Both buildings are fully sprinklered with NFPA 13 system.
- 18-07-27** **Project:0** **St Benedict Cathedral Parish,Evansville**
 C 18595
- The code permits Group A-3 occupancy to be unsprinklered where there is a fire area of no more than 7,000 sq. ft. used primarily for worship, and the fire area is not located on a floor other than the level of exit discharge. The request is to allow the balcony to be expanded 690 sq. ft., putting the fire area over the 7,000 sq. ft. threshold, without having to install a sprinkler system. Proponent states the expansion of the existing choir loft will increase the occupant load up there, from 56 to 121 occupants. The Nave seating area will be renovated reducing the seating capacity on the first floor from 1,064 sq. ft. to 982 sq. ft. Per the proponent, the overall occupant load of the building will be decreased.

18-07-28

Project:396319**Colfax,Warsaw**

NVR

18616

The code requires an automatic sprinkler to be provided in Group R fire area. The request is to allow the sprinkler system to be omitted in an apartment building that originally had 3 apartments, with one having an upstairs and downstairs. The new design will be 4 apartments. The interior stairway is being removed from the apartment with the upstairs and downstairs, making the apartment two units instead of one. Per the proponent, two-hour fire separation will be provided between each units with 90-minutes doors for entrance doors.

18-07-29

Project:400021**Avon Hampton Inn and Suites,AVON**

C

(b) The code requires 3-hour separation wall between the Type I-A podium structure and the adjoining Type V-A construction to be a horizontal assembly. The request is to allow a portion of the 3-hour wall to be vertical. The vertical portion of the separation will be 3-hour rated and will form along with the horizontal 3-hour assembly a complete separation between the podium level and the Type VA hotel guest rooms above. The 3-hour horizontal assembly will be supported by 3-hour rated construction. Similar variance has been granted in the past.

A

18597

(a) Code requires rooms other than foyers, reception rooms, and lobbies to be separated from corridors where the corridor is required to have a fire rating. Proponent is building a hotel with the Breakfast Room and front Lobby being open to the 1st floor fire-rated egress corridor. The building will be protected with a sprinkler system per NFPA 13R. Other variances have been granted for similar requests.

18-07-30

Project:0 Mainstay Property Group,Indianapolis

- C (b) Where two exits or exit access doorways are required from any portion of the exit access, the code permits exit doors to be a minimum of 1/3 (33%) of the length of the maximum overall dimension of the area served if the building is fully sprinklered with an NFPA 13 or 13R system. The request is to allow the doors on the 3rd floor to be separated a minimum of 26% from each other. Proponent states the 3rd floor is 1,333 sq. ft. The maximum travel distance to the enclosed stair from the 3rd floor is less than 50 feet; code permits up to 300 feet. The open egress stair serving as the 2nd means of egress meets at the 2nd floor with the enclosed stair. Proponent states the location of the building being on a restricted site, limits the flexibility for interior stair locations.
- B 18598
- (a) The code requires openings in one hour fire barriers to have one hour fire rated assemblies. The request is to allow nonrated storefront opening (doors and sidelights) to be located in the 1-hour exit passageway wall on the 1st floor. Building will be fully sprinklered with NFPA 13 system. Openings will be protected with sprinklers spaced 6 feet on center located within 12 inches of the openings. The door in the storefront entrance will be provided with a closer and latch.
- C (c) The code requires two exits from the second story of a B occupancy where the occupant load exceeds 29. The request is to allow the 2nd story to have one exit with a calculated occupant load of 35. Proponent states the maximum travel distance to the enclosed stair on the 2nd floor is 66 feet; code permits up to 75 feet for a single-exit B Occupancy.
- C (d) The code limits openings in exit passageways to those necessary for exit access to the exit passageway from normally occupied spaces and for egress from the exit passageway. The request is to allow the elevator to have an opening into the 1st floor exit passageway. Sidelight openings will also occur within the exit passageway wall where a tenant entry occurs. The sidelight openings will be protected with sprinklers spaced 6 feet on center located within 12 inches of the openings.

- 18-07-31** **Project:0** **Bonna Station,Indianapolis**
 C 18600
- The code requires separate restroom facilities for each sex. The request is to allow one unisex restroom facility to be provided. The restaurant is 1,672 sq. ft. Proponent states there is seating for 51 persons (not calculated occupant load) on the inside and 28-30 persons on the outside, with 6 employees per shift. Previous use was café. Proponent states adding another restroom would eliminate two tables and 8-10 seats inside the restaurant which would reduce the revenue. Did the occupant load increase with the new restaurant?
- 18-07-32** **Project:0** **A Renovation of the Koehlinger Building,Fort Wayne**
 C 18602
- The code requires a sprinkler system to be installed in Group S-1 occupancy where the fire area exceeds 12,000 sq. ft. The request is to allow the zoo storage building to be 12,225 sq. ft. without having to sprinkler the building. Proponent states additional man doors will be installed around the perimeter of the building.
- 18-07-33** **Project:0** **Butler University Irwin Library,Indianapolis**
 C 18603
- 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 north exit of Irwin Library to be closed for approximately 1 year during the construction of the new Lacy School of Business. The closure will result in dead end corridors, common path of travel issues, remote exiting, use of open 3 story stair, and other issues. Signage will be posted for the temporary route, the south and center stairs will be used for exiting. One accessible entrance will be maintained.

18-07-34 Project:0 IU Devault Alumni Center Temporary Tent,Bloomington

C 18604

The code prohibits temporary tents from being erected for more than 30 days within a 12-month period on a single premises. The request is to allow a 30 x 70 sq. ft. tent to be erected for approximately 8 months each year, starting during the last week of March and remains in place until the last home football game in November. The tent is used for Alumni fundraisers and other related alumni functions. It can also be booked for weddings, picnics, and similar events. Proponent states the tent complies with the flame spread requirement of NFPA 701. Will there be any open flame under or near the tent?

*****Fire official opposes the variance*****

18-07-35 Project:0 IU Memorial Stadium Temporary Tent Structures,Bloomington

C 18605

The code prohibits temporary tents from being erected for more than 30 days within a 12-month period on a single premises. The request is to allow the tents to be erected annually from the start of football season in August until November. The tents will be used for game day gatherings. Proponent states tents over 400 sq. ft. will be provided with emergency lighting, exit signs, and fire extinguishers. The tents will be located at least 50 feet from the stadium and other buildings. Tents comply with the flame spread requirement of NFPA 701. Will there be any open flame under or near the tent? How many tents are there? What are the sq. ft. ranges?

*****The Bloomington Fire Department requests a sunset rule of no more than 5 years on this variance. The department prefers 3 years.

18-07-36

Project:0 S&G Seeds Building Addition,Greensburg

C

18607

The height and area of a structure shall not exceed the limitations of the code based on construction and occupancy type.

The request is to allow a type IIB / U occupancy to be over the allowable area (13,900 sq. ft.). Actual area will be 23,490 sq. ft.

The proponent states the building will be an extension of existing operations used for storage of seed, and washing and storage of totes used for shipping of seed products. The addition will be separated from the existing facility with a 2-hour fire wall. The building will be of noncombustible construction. Exterior exit doors will be provided to limit travel distance to less than the permitted 200 feet.

18-07-37

Project:399360 TWG Ford Building Renovation,INDIANAPOLIS

C

18609 (a)

The common path of egress travel shall not exceed the distances listed in Table 1014.3, which is 75' for Group A-3 occupancy and 100' for Group B occupancy if Variance B is granted.

The request is to allow the travel distance to be 120 ft. This is for the common path of egress travel from the proposed IMOCA (Indianapolis Museum of Contemporary Art) tenant space.

The proponent states the building will be protected throughout with a sprinkler system per NFPA 13.

C

(b)

The code requires the number of occupants be computed at the rate of one occupant per unit of area as shown in Table 1004.1.2. (30 net per person).

The request is to have a posted occupant load of 49 in place of the calculated occupant load of 59.

The proponent states the space will not easily accommodate more than 30 or 40 occupants based upon the space taken up by exhibits. Imposition of the rule would require a 2nd exit from the space. The model code allows for the occupant load to be based on the actual number of occupants instead of the calculated occupant load if it was approved by the building official. This exception was deleted by the Indiana amendments. The building will be protected throughout with a sprinkler system per NFPA 13.

C

(c)

The code requires the primary structural frame to be 2 hours in rating.

The request is to allow exposed structural steel frame to remain exposed as part of the industrial aesthetic of the building.

The proponent states the building will be protected throughout with a sprinkler system per NFPA 13. A sprinkler will be provided at the top of columns to spray the web of the steel.

The sprinkler system design in areas of unprotected steel will be provided with a design density

18-07-37 **Project:399360** **TWG Ford Building Renovation,INDIANAPOLIS**

increase of 50% above the minimum required for light hazard occupancy - 0.15 gpm per sq. ft. in lieu of the minimum 0.1 gpm per sq. ft. Sprinklers will be at light hazard spacing.

18-07-38 **Project:391058** **Phoenix Theatre,INDIANAPOLIS**

C 18610

The code requires raised characters and Braille exit signs be provided adjacent to each door to an area of refuge, an exterior area for assisted rescue, an exit stairway, an exit ramp, an exit passageway and the exit discharge.

The request is to not require them at exterior exit doors.

Proponent states the exterior exit door is an exit component per IBC definition, it is not part of the exit discharge per IBC definition.

*Section 1011.3 states - Exit signs shall be internally or externally illuminated. Exception: Tactile signs required by Section 1011.4 need not be provided with illumination.

*Definition of Exit Discharge (per IBC) " That portion of a means of egress system between the termination of an exit and a public way".

Question - Would this not be at the exterior exit door and the public way exterior / leaving the building?

18-07-39

Project:0 IU Ballantine Hall Renovation,Bloomington

C

(b)

The code states the aggregate area of penthouses and other enclosed rooftop structures shall not exceed one third the area of the supporting roof deck.

The request is to permit the existing mechanical level in question to be considered a penthouse per current code for the purpose of treating new duct penetrations. The existing mechanical penthouse on the roof of the 9th floor exceeds the maximum permitted 1/3 of the roof area per current code - actual is approximately 70%.

The proponent states the penthouse will be used only for shelter of mechanical equipment and will not be normally occupied. An automatic sprinkler system will be provided throughout the building, including the penthouse.

C

18611 (a)

The code requires standpipe hose connections in every stairway on intermediate level landings between floors.

The request is to allow the standpipe connections to be located on the main floor level landing in the existing stairway in lieu of the intermediate landings.

The proponent states the existing stairs do not currently have standpipe outlets. Providing them will significantly improve firefighting capability within the building. An automatic sprinkler system will be provided throughout the building. Standpipe outlets will be provided on combination sprinkler/standpipe risers in three (3) existing stairs.

18-07-40

Project:382433

Marq,LAFAYETTE

C

18612

The code requires penetrations of a floor, floor/ceiling assembly, for the ceiling membrane of a roof assembly not required to be enclosed in a shaft, to be protected.

The request is to allow electrical cable penetrations of floors to not be within a fire-rated shaft or be protected based on the tested firestop assemblies.

Proponent states, an alternative system of protection will be developed based upon adaptation of similar firestop assemblies and materials.

*QUESTION: Why wasn't the error in construction corrected when found? Is the alternative firestop assembly UL approved?

18-07-41

Project:0

Penrose on Mass,Indianapolis

C

18613

The code requires all penetrations in fire walls, fire barriers, smoke partitions and fire partitions to be fire stopped as required so the resistance rating is not compromised.

The request is to allow Laminated Veneer Lumber beams (LVL) to penetrate the gypsum board membranes of 2-hour fire walls in a number of locations.

The proponent states there is no available listed fire stop system or 2-hour wall test specifically validating this type of penetration.

The opening through the gypsum board membrane will be fire stopped around the beam penetrations with fire caulking. Small closets will be provided with sprinkler protection (not required for a 13R system). A design density of 0.1 gpm per sq. ft. per NFPA 13 in lieu of 0.05 gpm per sq. ft. permitted per NFPA 13R, design area per NFPA 13 in lieu of the reductions in design area permitted per NFPA 13R, and floor control valves will be provided to permit annunciation of individual floors.

18-07-42

Project:0

Boston Scientific Office & Warehouse Additions, Spencer

C

18614

(a) The code permits Group B, F, M, or S occupancies that are no more than 2-stories, to be unlimited in area where the building is fully sprinklered with an NFPA 13 system and is surrounded by 60 feet of public ways or yards. The request is to allow an 18,461 sq. ft. warehouse (S-1 occupancy) and a 39,000 sq. ft. 2-story office addition (B-occupancy) to be put to the existing unlimited building, reducing the required 60 feet, for a portion of the new addition, on the northwest corner of the warehouse addition, which has about 30 feet of perimeter, with minimum 45 feet of yard width. Proponent states only 110 feet of the 3,500 feet perimeter of the building has less than 60 feet of yard space. The reduced width yard abuts a woodland area.

C

18614

(b) The code prohibits accessory occupancy from exceeding the allowable height and building area based on the building's construction type. The request is to allow a cafeteria (A-2 occupancy) and a fitness center (A-3 occupancy) to be located on the 2nd story of the building. They are only allowed to be 1-story based on the building being of Type V-B construction. In addition, the cafeteria area will exceed 6,000 sq. ft. that is permitted for Type V-B construction. Buildings are fully sprinklered as required. Proponent states the cafeteria has 4-exits with 2 exits directly at grade due to sloping site. Code requires 2-exits. Fitness center has a calculated occupant load of 62. Proponent states the anticipated occupant load is less than 50. Maximum travel distance from cafeteria and fitness room is less than 130 feet. Code permits 250 feet. Per the proponent, new additions will be of noncombustible construction.

18-07-43

Project:0 Westfield Middle School Additions and Renovations, Westfield

C

18617

(a)

The code allows a travel distance of 250' in an E occupancy when a sprinkler system is installed.

The request is to allow a few areas to have a maximum travel distance of 280'. Specifically, a teacher's workroom.

The proponent states that after construction to an existing middle school some areas may have or previously had an increased travel distance. The entire school, new and existing, are protected with an automatic fire suppression system per NFPA 13. An existing smoke detection system will be maintained in the corridors, and will be extended into the corridors of the new construction and the entire system will be connected into the fire alarm system.

C

(b)

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 a travel distance of a maximum of approximately 309 feet from classroom (W204) and its restroom (W204A) with the remaining travel distances being less than 300 ft in surrounding areas.

The code allows a travel distance of 250' in an E occupancy when a sprinkler system is installed.

The proponent states the entire school, new and existing, are protected with an automatic fire suppression system per NFPA 13 which will remain in service occupied and functional school areas. An existing smoke detection system will be maintained in the corridors and will be connected into the fire alarm system.

Additional temporary egress doors will be installed from the most challenging areas to provide more direct egress.

Condition will exist from approximately August 2018 till March 2019 (8 months).

18-07-44

Project:0 Westfield High School ,Westfield

C

18618

The code requires required means of egress to be maintained during construction, demolition, remodeling and alterations.

The request is to allow temporary egress that may exceed travel distances, but will maintain required exits during construction of the new addition.

The proponent states the entire school, new and existing, will be sprinklered per NPFA 13. Westfield Fire Marshal, School Administration, Construction Management will continue to meet as needed in development and adjustment of the temporary egress plan.

Appropriate signage will be provided. What are the construction dates?

18-07-45

Project:398221 Asylum Xtreme Xtremenasium,CLARKSVILLE

C

18619

The code of record (1988 UBC) required that the tenant spaces be separated by a firewall if the tenant spaces were not built as Type II-B construction (noncombustible).

The request is to allow the existing walls to remain unchanged and not remove and replace with fire walls and allow combustible construction in the building. (Office Depot, Big Lots and the proposed A3 occupancy)

The proponent states the building is equipped with an automatic sprinkler system.

18-07-46

**Project:383349 130 East Washington Street Rooftop
Deck,INDIANAPOLIS**

C 18620

The code requires building elements in structures of Type IB construction to be non- combustible.

The request is to allow construction of a tenant amenity rooftop deck. The new rooftop deck will have combustible components (wood joists tied to steel frame, and composite decking).

The proponent states the deck is being built over the existing roof assembly and will not reduce the rating of the existing roof. The wood joists will be fire retardant treated.

18-07-47

Project:0 Ratcliff Barn,Lafayette

C 18621

(a) Code limits the common path of travel from a mezzanine with a single means of egress in a S Occupancy to 100 feet.

The request is to allow the travel distance from the S-1 mezzanine to be 110 feet.

Existing barn is being converted into an event space A-2/S-1 Occupancy.

Building is a 5,090 sq. ft. 1-story with a 840 sq. ft. mezzanine barn.

A fire alarm system will be installed. Smoke detection throughout will be installed. The mezzanine is not used by the public, and will be blocked off during events. The mezzanine is used for storage for the barn owner and it opens to the rest of the barn.

C (b) A Chapter 34 analysis will be used to convert a 5,090 sq. ft. 1-story, with an 840 sq. ft. mezzanine, barn, Type V-B construction, into a building used for event space. Chapter 34 is not permitted to be utilized for a conversion of a non-Class 1 structure building to an A occupancy. Three exits will be provided, two required. Decorative combustible materials will be fire retardant treated. Shunt trip will be provided. There will be no open flames. The maximum travel distance from the 1st floor to an exit is approximately 58 feet, code permits 200 feet. Is there a structural analysis?

18-07-48

Project:0 The Camelot Overnight Rental,Nashville

C

18623

When using a Chapter 34 Evaluation to convert an existing occupancy to another occupancy, the code requires the final score to be zero or more in all categories in order to pass the Chapter 34 Evaluation.

The request is to permit a score of +17 in lieu of 5.1 for the Fire Safety, +34 in lieu of 25.2 for the Means of Egress, and +34 in lieu of 22.2 for the General Safety categories in order to achieve an overall passing score.

The 1st floor is existing business use, which will remain. A portion of the second floor is an office space, which will remain. The remainder of the 2nd floor, previously a spa, will be used for 5 overnight rentals. NFPA 13D System will be installed in the R-1 occupancy in lieu of an NFPA 13 System. Fire alarm system will be installed as required. The maximum travel distance from the overnight rentals (R-1 Occupancy) to an exit is approximately 83 feet, code permits 200 feet. *****Local building and fire officials do not oppose the variance*****

18-07-49

Project:0 Lahody Steakhouse,Muncie

C

18625

The code requires exhaust outlets to be located at least 10 feet horizontally from parts of the same or contiguous buildings, adjacent buildings and adjacent property lines. The request is to allow the Type I kitchen hood exhaust outlet to discharge through the south exterior wall and will be less than 10 feet from horizontally from the property line, due to the property line being located on the exterior wall of the building. Proponent states the exhaust outlet will be at least 12'-15" above the sidewalk, code requires 10'. Railing will be provided at the sidewalk to keep the public from walking under the exhaust outlet. A drip pan will be provided below the exhaust outlet, and will be cleaned out daily.

18-07-50

Project:0 Clark Cabin,Bloomington

C

18626

(a)Code requires access to habitable levels to be by a stairway.

The request is to allow a ships ladder to access the second floor (loft) in lieu of stairs.

The proponent states the cabin will be classified as a single family residence. The building has approximately 264 sq. ft. on the 1st floor and 226 sq. ft. on the 2nd floor. Occupants of the cabin will be familiar with the layout and use of the ladder to access the loft area.

C

(b)

Code requires minimum ceiling height in habitable spaces to be 7 feet.

The request is to allow the existing ceiling height on the 2nd floor (loft) of the cabin, to be used for bedroom, is less than 7 feet (actual height is 5'-8").

The proponent states occupants of the cabin will be familiar with the layout and aware of the low ceiling height in the loft area.

18-07-51

Project:389782 Monon and Main Mixed Use Development,CARMEL

C

18627

The code requires egress doors to be readily openable from the egress side without the use of a key or special knowledge or effort. The request is to allow the egress doors from the patio seating area leading into the building to have a deadbolt lock (no latch) to permit the doors to be locked after business hours. Proponent states there is a 2nd means of egress from the patio that is provided to the exterior without required travel back through the building. The door will be unlocked during business hours. A sign will be posted at the door on the patio side stating the door is to remain unlocked during business hours.

18-07-52

Project:0**Addition to BHJ USA Inc.,Logansport**

C

18628

The code states the area of a Group B, F, M or S building no more than one story above grade plane shall not be limited where the building is equipped throughout with an automatic sprinkler system and is surrounded and adjoined by public ways or yards not less than 60' in width.

The variance request is to permit the existing building and additions to be unlimited in area and have less than 60 feet of open yards on the South side of the building.

The proponent states the distance between the South wall of the addition to the property line will vary from approximately 27 feet at the east end to approximately 51 feet at the west end. The existing building is Type IIB Construction, 1-story, and 67,890 sq. ft. The additions will be Type IIB Construction, 1-story, and 32,738 square feet. The existing building and additions will be protected with an automatic sprinkler system. A fire department access road will be provided around the building.

18-07-53

Project:395309**Rawlins House Administration/Therapy
Addition,PENDLETON**

C

18629

Required means of egress are to be maintained during construction, demolition, remodeling or alterations and additions to any building.

The request is to have an existing exterior exit closed during the construction of the addition. A new exit will be provided from an existing resident room and will create a temporary dead end corridor of 30 feet.

The proponent states the overall building is divided up by 2-hour fire walls and multiple 1-hour smoke barrier walls. The existing corridor smoke detection system and fire alarm system will remain operational in areas of the building not under construction.

Fire drills will be conducted as required to familiarize residents and staff with the temporary egress plan. What are the construction dates?

18-07-54

C

Project:399592**Greater Lafayette Career Academy,LAFAYETTE**

18631

The code allows automatic fire extinguishing systems installed as an alternative to the required automatic sprinkler systems, however does not permit the system to satisfy permitted reductions or exceptions in the code for installation of an automatic sprinkler system throughout the building.

The request is to allow an alternative automatic fire-extinguishing system to be installed in the server room in lieu of automatic sprinklers and still be considered as a fully sprinklered building.

The proponent states the alternative fire-extinguishing system will be designed and installed per the appropriate NFPA standard and will be maintained as required.

18-07-55

C

Project:400580**Logansport Municipal Utilities,LOGANSPORT**

18632

The code requires an automatic sprinkler system to be installed throughout buildings used for storage of commercial trucks or buses where the fire area exceeds 5,000 sq. ft. The request is to allow a 3,000 sq. ft. addition to be put to an existing 3,000 sq. ft. building used for the storage and washing of utility trucks, without having to sprinkler the building. Proponent states building is not open to the public, has 3 exits from the building, has a travel distance of 45 feet, code permits 200 feet, and building is wide open.

- 18-07-56** **Project:0** **Edwards Acres Event Barn,Cambridge City**
- C (b) A Chapter 34 analysis will be used to convert a 2-story 5,484 sq. ft. barn, Type V-B construction, into a building used for event space. Chapter 34 is not permitted to be utilized for a conversion of a non-Class 1 structure building to an A occupancy. Three exits will be provided, two required. Decorative combustible materials will be fire retardant treated. Shunt trip will be provided. Where is the structural evaluation?
- C 18633
- (a) Restroom fixture count will not comply with code. The request is to allow portable restrooms to be used temporarily to comply with the fixture count requirements. Permanent restroom facilities will be added within 1 year of opening. Portable restrooms will comply with accessibility. Drinking water will be available for occupants during events. Similar variances have been approved in the past.
- 18-07-57** **Project:391409** **Marriott Courtyard,SPEEDWAY**
- B 18155
- (a) Steel Coated Belts will be used as the suspension means.
- B (b) Two Gen2 elevator will utilize 6.3 mm steel wire governor rope instead of the required minimum diameter of 9.5mm.
- B (c) Two Gen2 elevator will use ACLA buffers in place of spring buffers.
- 18-07-58** **Project:396903** **University of Indianapolis Student Housing,INDIANAPOLIS**
- B (c) Two Gen2 elevator will use ACLA buffers in place of spring buffers.
- B (b) Two Gen2 elevator will utilize 6.3 mm steel wire governor rope instead of the required minimum diameter of 9.5mm.
- B 18572
- (a) Steel Coated Belts will be used as the suspension means.

18-07-59

Project:0 Thirteenth Hour Haunted Attraction,Indianapolis

C (b) The code requires Special Amusement Building (haunted house, Group A occupancy), to be provided with an automatic fire detection system, sprinkler system, and smoke detectors, unless the building has no walls or a roof and constructed to prevent the accumulation of smoke. The request is to allow the systems to be omitted. Proponent states the structure has no roof or ceiling except for a 50 ft. long hallway with exits at each end. Trained employees will be in-between each exit with flashlights to guide customers to the nearest exit. Two-way radios will be used for constant communication. All decorative materials will be fire proof with coating, fire extinguisher every 75 feet. Fifty people max will be allowed in the structure.

C 18596

(a) Haunted house (6,500 sq. ft.) structure may not be able to withstand 68 MPH wind loads. Proponent states structure will be evacuated and closed when there is rain or weather in which winds are expected to reach over 35 MPH. Wind levels will be constantly monitored. Structure is surrounded by taller buildings that will shelter it from winds. Variance 17-09-51 was granted last year for a 6,000 sq. ft. structure with the expiration date of 12-1-2017.

18-07-60

Project:0 hunted house,Southport

C 18594

The code allows temporary tents and membrane structures to be erected for a maximum of 30 days within a 12-month period on a single premises. The request is to allow 3 - 30x30 tents to be erected for approximately 120 days. Proponent states, the tents will not be used once winds reach the level for unsafe use. The wind will be monitored during business hours for customer safety.

18-07-61

Project:0 Office Remodel for Fat Butter Investments,Noblesville

C

18634
(a)

The code requires vertical shaft openings to be protected when connecting more than 2 stories.

The request is to allow a 3 story building to have unprotected vertical openings.

The proponent states a monitored smoke detection system will be provided throughout all floors of the office tenant space, not required by code. The 3rd floor space will be limited to a maximum occupant load of 10. There are two exits from the 2nd floor and a 3rd exit will be provided.

C

(b)
The code requires two exits, or exit access stairways or ramps providing access to exits, from the 3rd story of a building.

The request is to permit a single exit from the 3rd floor (spiral stair).

The proponent states the 3rd floor is constructed, there is no room to add a second stair. A monitored smoke detection system will be provided throughout all floors of the office tenant space, not required by code. The 3rd floor space will be limited to a maximum occupant load of 10. There are two exits from the 2nd floor and a 3rd exit will be provided.

C

(c)
The code limits a B occupancy, Type VB construction to have 2 stories in height.

The request is to allow a B occupancy to have a third floor (already constructed).

The proponent states a monitored smoke detection system will be provided throughout all floors of the office tenant space, not required by code. The 3rd floor space will be limited to a maximum occupant load of 10. Proponent states it would be too difficult to tear down the story and rebuild the floor and walls.

C

(d) The code permits spiral stairs to be used in the means of egress from a space not more than 250 square feet in area and serving not more than five occupants. The request is to allow the spiral stair to serve as a means of egress from the 3rd floor which will have more than five

