

STAFF REPORT

Report Date: 01/31/2020

"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

19-09-25

C

Project:

Ladoga Lion's Club,Ladoga

19730

Type I hoods shall be installed where cooking appliances produce grease or smoke as a result of the cooking process. The request is to allow Type I hood to be omitted. Fish fry is held in shelter house that is opened on all (4) sides with 9 feet high ceiling. Per the proponent, the shelter house is 200 feet from fire truck and 50 feet from fire hydrant. Fire extinguishers, sink, and water hose in in the shelter house. Proponent states this is the 76th year having the fish fry with no fires. Event is (3) days.

*****Paper Filing

19-12-45

C

Project:0

Morgan Acres Barn,Indianapolis

19861

TABLED BY COMMISSION 01/07/2020

TABLED BY COMMISSION 12/03/19.

The provisions/codes of this chapter shall control the change of occupancy of existing buildings and structures. This chapter shall not be used to convert structures of other than Class 1 to Occupancy Groups A or E.

An existing agricultural barn one (1) story in height, 3,358 square feet and Type VB construction has been converted to an A-2 Occupancy event facility. A Chapter 34 analyst was executed with passing scores.

The building will be provided with a smoke and/or heat detection system throughout as required by Chapter 34.

Emergency lighting and exit signs are provided as required.

Two accessible exits are provided on 1st floor and 2 exits are provided off mezzanine level.

Structural evaluation report is provided.

Permanent restroom facilities have been provided.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the December 3, 2019 meeting.

19-12-61

C

Project: Fords garage,Noblesville

19912

Incomplete - LBO

The code requires sprinklers to be provided under fixed obstructions over 4 feet wide. The request is to allow sprinklers to be omitted in the dining/bar area where the replica ford cars have been elevated on platforms providing a slight shadow on the floor below from the overhead sprinkler heads.

*****Paper Filing

20-01-15

C

Project:0 SBCC Factory and Museum,South Bend

19857

TABLED BY COMMISSION 01/07/2020.

The code requires fire wall separation between buildings. The request is to allow a close spaced sprinkler water curtain instead of the required 4 hour fire wall. The proponent states the building will be protected throughout with an automatic fire suppression system per NFPA 13, 2010 Edition and an automatic fire alarm system per NFPA 72.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the January 7, 2020 meeting.

20-01-34

Project: The Black Horse Barn,Lynnville

C 19991

The code requires an automatic sprinkler system to be provided in Group A-2 occupancies where the fire exceeds 5,000 sq. ft., or the fire area has an occupant load of 100 or more. The request is to allow the sprinkler system to be omitted. Proponent states the exit travel distance is 82 feet; code permits 200 feet. Three exits are provided out of the A-2 area. Per the proponent, the occupant load has been reduced from 232 to a maximum of 180 persons. Building is 9,036 sq. ft. LBO does not oppose the variance.

*****Paper Filing

20-01-55

Project:0 Howard County Government Center Coroner Addition, Prosecutor's Offices and Interiors,Kokomo

C 19927

The code requires accessible routes to coincide with or be located in the same area as a general circulation path. The request is to allow an accessible route that coincides with the main circulation path between the coroner's addition and the existing building to be omitted. Proponent states addition is not accessible to the public. There is an accessible entrance to the coroner's addition from the parking lot adjacent to the accessible building entrance is located.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the January 7, 2020 meeting. (Pending owner's affirmation by 12-27-19)

20-01-56

Project:398762 Marquette Health Center Reno and Addition,INDIANAPOLIS

C 19931

Portable shower seats will be used in lieu of folding seats that are fixed to the wall.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the February 4, 2020 meeting.

20-01-57

Project:412746

Eagle Cotton Mill,MADISON

B

19944

(b) The code requires two-way communication systems to be provided at the elevator landing on each accessible floor that is one or more stories above or below the story of exit discharge. The request is to not provide the 2-way communication system. The proponent states that cell phones could be used in emergency situations. Similar variances have been approved in the past.

C

19944

(c) The code requires fire pumps to be located in rooms that are separated from all other areas. The request is to allow domestic water service, meter, and backflow preventer valve to be co-located with the fire pump within a single room.

A

19944

(a) The code requires hoistways of elevators and dumbwaiters, in Group R 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 an elevator installed in the 4-story building to not be provided with vents. The proponent states requirement has been eliminated in the 2015 International Building Code. Similar variances have been granted in the past.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the February 4, 2020 meeting.

20-01-58

Project:0

Paul F. Boston Middle School Re-Purpose,LaPorte

C

19948

The code prohibits the change of use of any building or structure unless the building or structure complies with the requirements for the rules of the commission for new construction. The request is for changes in parts of the 1st and 2nd floor from previous E Occupancy to B Occupancy uses.

The conversion will not comply with all rules of the Commission for the new use, nor comply with chapter 34 Section 3412, IBC. How many rules will not be within compliance?

The proponent states the lack of compliance with change of occupancy requirements will not be adverse to safety.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the February 4, 2020 meeting.

20-01-59

Project:0

King Cole Building Hotel,Indianapolis

C

19950

(a) The code requires fire pump systems to be located in rooms that are separated from all other areas of a building. The request is to allow new fire pump system to be placed in an existing mechanical room in the sub-basement of the building. The proponent states building will be protected throughout with a sprinkler system per NFPA 13(building is currently not sprinklered), there will be separation from the rest of the building with minimum 2-hour construction, and there is immediate access to the fire pump upon entering the existing mechanical room.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the February 4, 2020 meeting.

C

b) The code requires each story above the second story of a building to have at least one enclosed stair. The request is to allow new 2-hour rated enclosed stair on floors 2 and 3, instead of extending to the 1st floor as a separate means of egress. The proponent states smoke detection system will be provided throughout the building and new stair enclosure discharging directly to the exterior at grade will be provided connecting all floor levels.

20-01-60

C

Project:0

Sweetwater Warehouse 1 Project ,Fort Wayne

19955

The code requires every structure, and portion thereof, including non-structural components that are permanently attached to structures and their supports and attachments to be designed and constructed to resist the effect of earthquake motions. The request is to allow seismic loads to be based on the 2018 International Building Code, which references ASCE 7-16 in lieu of using the 2014 Indiana Building Code.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the February 4, 2020 meeting.

20-01-61

C

Project:0

Bluffton Street Fair,Bluffton

19962

The code requires fire apparatus access roads to have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. The request is to have some of the streets to be less than the required lane width. Proponent states fire trucks have gone down the same route for years with no problems.

100-300 S Main, 100 N Main; 100-300 W Market, 100 E Market; 100-300 S Marion, 100-300 W Washington, 100 E Washington

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the February 4, 2020 meeting.

*****Fire chief opposes the variance. See attachment.

20-01-62

Project:408668

Buckingham Office Renovation,INDIANAPOLIS

C

19971

The code requires IB construction to have the structural frame and roof construction to be 1-hour rated. The request is to remove and not replace fireproofing as part of the 3rd floor renovation. The proponent states that based upon automatic sprinkler protection throughout the 3rd floor and compliance with current code for an unprotected building structure that the lack of fireproofing on the 3rd floor will not be an adverse to safety.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the February 4, 2020 meeting.

20-01-63

Project:0

Rustic Barn at Hopewell,Urbana

C

19972

A Chapter 34 Evaluation will be used to convert a barn into a building used as a 2-story 5,686 sq. ft. wedding event space Type V-B construction. Chapter 34 is not permitted to be utilized for a conversion of a non-Class 1 structure building into an A occupancy. The request is to allow a 2-story bank barn with 4,810 sq. ft. per floor to be converted into a space used for weddings, banquets, meetings, etc. Shunt trip will be provided. Maximum travel distance is 68 feet; code permits 200 feet. Decorative lighting will be commercial grade, UL listed. Decorative combustible materials will be fire retardant treated. No structural info submitted as of 01/10/2020.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the February 4, 2020 meeting.

20-01-64

Project:0

421 N. Penn,Indianapolis

A

19983

(a) The Swimming Pool Code requires dressing rooms, sanitary facilities, baby-changing stations and drinking fountains within 300 feet of the swimming pool. The request is to allow the amenities area to have sanitary facilities within 300 feet, while the remaining items will be available in the residents' apartment units.

*****LFO is opposed to variance (e).

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the February 4, 2020 meeting.

C

19983

(j) The Swimming Pool Code requires pools to have lifeguard chairs where the pool depth is a minimum of (48) inches at a rate of one (1) chair per every (2,000) square feet of water surface, first-aid kit, and phone to call 911. The request is to allow all the items to be omitted. Proponent states residents at the apartment swimming pool will swim at their own risk. People will use cell phones.

C

19983

(i) Dwelling unit kitchen air will be returned to warm-air furnace. Return air intake will be approximately five (5) feet from the oven/range. Code requires ten (10) feet of separation and serve the kitchen only.

C

19983

(h) Accessibility code requires a clear floor space, positioned for a parallel approach to the refrigerator/freezer. The clear floor space is to be offset 24 inches from the centerline of the appliance. The request is to allow the kitchen to be designed for centerline approach.

C

19983

(g) The code requires the number of plumbing fixtures to be provided based on the type of occupancy and the number of occupants. The request is to allow 1 male and 1 female restroom with 1ater closet. Proponent states there is not enough space in the existing building to provide additional showers.

20-01-64

Project:0

421 N. Penn,Indianapolis

C

19983

(e) The code permits a building to have one podium level. The request is to allow the building to have 4 stories of podium construction. IBC 2015 and 2018 do not limit number of podium stories.

*****LFO is opposed of this variance.

A

19983

(d) The code requires hoistways of elevators and dumbwaiters in Group R-2 occupancy buildings that penetrates more than 3 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 in the new building to not have hoistway venting. The 2015/2018 IBC no longer requires venting of elevator hoistways. Similar variances have been granted in the past.

C

19983

(c) 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 lobby to be omitted for 13 story. Similar variances have been approved in the past.

A

19983

(b)The code requires a two-way communication system to be provided at the elevator landing on each accessible floor that is one or more stories above or below the story of exit discharge. The request is to allow the system to be omitted in the 5-story building. Cell phones will be used. Similar variances have been granted in the past.

C

(f) The code requires a six foot high fence to be provided around the swimming pool. The request is to allow a four foot high fence to be provided at apartment balconies on 5th floor.

20-01-65

Project:413202

Nickel Plate Station,FISHERS

- C (e) The code permits fire-retardant-treated wood in nonbearing exterior walls where fire-resistance rated construction is not required. The request is to permit a portion of the west Type I-A podium building to have fire-retardant-treated wood framing and sheathing in a non-bearing required 1-hour rated exterior wall. Per the proponent, the fire-retardant-treated wood framing and sheathing will not be exposed. It will be enclosed by brick facade on the exterior and drywall interior.
- A (f)The code requires two-way communication system be provided at the elevator landing on each accessible floor that is one or more stories above or below the story of exit discharge. The request is not to have such communication systems.
- A (d) The code requires hoistways of elevators and dumbwaiters, in Group R 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 elevator hoistways to not be provided with vents. The proponent states requirement has been eliminated in the 2015 International Building Code.
- C (h) The code requires openings in exterior wall perpendicular and within 4 feet from a fire wall termination to be fire-rated. The request is to allow the openings to not be fire-rated. The openings will each be protected with sprinklers located within 12 inches horizontally of the openings at the ceiling level.
- C (i) 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 request is to allow unprotected exterior openings to be provided on the buildings as shown on plans for the East Building South Elevation, West Building West Elevation, and the West Building South Elevation. Quick response sprinkler will be located at the ceiling level within 12 inches horizontally of each exterior openings in the south wall on floors 3-5 of the apartments.
- C (j) The code permits buildings having no more than (4) dwelling units on a floor to have a single exit from that floor. The request is to allow the apartment building to have (5) units on the 2nd floor area and have a single exit. The maximum exit access travel distance will be 100 feet. Code permits a maximum travel distance of 125 feet for stories with a single exit.
- C (g) The code prohibits the maximum building height in feet from exceeding the building having the smaller allowable height as measured from the grade plane. The request is to allow the

20-01-65

Project:413202 Nickel Plate Station,FISHERS

overall building height in feet of the West building to be 65 feet. Code permits 60 feet based upon installation of an NFPA 13R sprinkler system.

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 wall will separate the 4-story Type VA buildings adjoining the podium structure on each side.

C 19984

(a) The code permits a building to have one podium level. The request is to allow one of the two buildings to have two podium level. The 2015 International Building Code eliminates the 1-story limitation.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the February 4, 2020 meeting.

A (c) Code requires at least one accessible means of egress in building 5-stories or more to be an elevator provided with emergency power backup . The request is to not provide a standby generator for the elevator. The elevators will have battery back-up provided in order to permit lowering of the elevators in the event of loss of power. A transfer switch will also be provided to permit hookup of a portable generator.

20-01-66

Project:409778 Indy Jet West Expansion,GREENFIELD

C 19993

The code requires S-1 Occupancy over 12,000 square feet to have a sprinkler/fire suppression system. Aircraft hangars must have a system designed in accordance with NFPA 409, requiring foam suppression system for Group II hangars. The request is not to provide such system for the 9,600 square feet. The existing size is 12,910, which adding the addition will be 22,510 sq. ft.. The proponent states the lack of fire suppression system is not a life safety issue, but a property protection issue.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the February 4, 2020 meeting.

20-01-71

Project:0

West of Eden Event Center,Perrysville

C

19997

The Code does not permit a chapter 34 to be used to convert structures other than class 1 structures to A and E occupancies. The request is for a barn to be converted to an A-2 occupancy Class 1 structure.

The proponent states a NFPA 72 Fire Alarm system will be installed with smoke detection throughout building, there are 4 remote exits (only 2 required). Pond with dry standpipe will be constructed as requested by local fire dept. Shunt Trip breaker will be provided to stop all entertainment sound when alarm system activated.

Barn is of modern post frame construction, slab on grade with a small 300 sq. ft. balcony.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the February 4, 2020 meeting.

20-01-72

Project:413091

Wren Building,CARMEL

- C (b)The code permits the ceiling membrane of 1- and 2-hour fire rated horizontal assemblies to be interrupted with the double wood top plate of a fire-resistance-rated wall assembly as long as all penetrating items through the double top plates are protected. The request is to allow the ceiling membrane of the 1-hour rated horizontal assemblies to be interrupted with the double wood top plate of a wall assembly that is sheathed with Type X gypsum wallboard in lieu of the wall being required to have a fire-resistance rating as permitted in the 2015 and 2018 edition of the International Building Code.
- C 20005
- (a) The code prohibits openings in exterior walls where located less than 3 feet from the lot line. The request is to allow openings to be on floors 1 and 2 in the podium building where the exterior wall is located on the lot line. Per the proponent, the openings will provide access to the adjacent Carmichael Building that will be constructed on the adjacent lot. The opening will provide mutual access to parking and commercial tenant spaces on the site.
- *****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the February 4, 2020 meeting.
- C (c) The code requires hoistways of elevators and dumbwaiters, in Group R 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 an elevator installed in the building to not be provided with vents. The proponent states requirement has been eliminated in the 2015 International Building Code.
- C (d) The code permits a building to have one podium level. The request is to allow the building to have two podium level. The 2015 International Building Code eliminates the 1-story limitation.
- C (e) The code prohibits the maximum building height in feet from exceeding the building having the smaller allowable height as measured from the grade plane. The request is to allow the overall building height in feet of the building to be 60 feet, 10 inches. Code permits 60 feet based upon installation of an NFPA 13R sprinkler system.

20-01-73

Project:0

Illinois Building Hotel,Indianapolis

- C (c) The code requires stairs to be enclosed in 2-hour fire-rated construction where connecting four or more stories. The request is to have unprotected openings on the 1st and 2nd floor. The 1st floor will consist of two (2) existing historic arched doorway openings and 2nd floor will have 3 sides of the stairs open to the lobby.

to allow the existing north stair to transfer on the 2nd floor to a separate flight of stairs leading to the 1st floor lobby instead of being in a 2-hour stair enclosure that is continuous to the first floor. Proponent states the building is an existing 14-story + basement structure. The area of transfer on the 2nd floor will be separated from the remainder of the 2nd floor with a 1-hour fire partition. The length of travel for the transfer on the 2nd floor is less than 20 feet. Building is fully sprinklered as required.

- C (b) The code requires smoke control system to be installed in accordance with Section 909. The request is to replace atrium smoke control system with a system designed per the 1980's code of record for the original atrium construction, providing six (6) air changes per hour.
- C (d) The code requires openings in exterior walls shall comply with Sections 705.8.1 through 705.8.6. The request is to allow the area of non-rated openings on the 11 th floor to comply with separation distance. The proponent states a quick response sprinkler will be provided at each window, a NFPA 13R sprinkler system, and fire alarm throughout building.
- A (e) The code requires hoist ways of elevators and dumbwaiters penetrating more than three stories shall be provided with a means for venting smoke and hot gases to the outer air in case of fire. The request is not to provide such to a 11 story building.
- C 20019
- (a) The code requires high-rise buildings to comply with Sections 403.2 through 403.6. The request is demolish the penthouse and place an addition (11th floor) consisting of a rooftop bar with indoor/outdoor area, as well as a premium presidential guest suite. The building will not

20-01-73

Project:0 Illinois Building Hotel,Indianapolis

fully comply with the requirements of the current code for high rise buildings, which requirement is technically triggered by the additional floor area proposed for the building.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the February 4, 2020 meeting.

- A (f) The code requires a two-way communication system to be provided at the elevator landing on each accessible floor that is one or more stories above or below the story of exit discharge. The request is to allow the system to be omitted in the 11-story building. Cell phones will be used. Similar variances have been granted in the past.

20-01-85

Project:0 HAMPTON INN ,FRANKLIN

- B 19186

Schindler Elevator will utilize 6mm steel wire governor rope instead of the required minimum diameter of 9.5mm.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the February 4, 2020 meeting due to variance being filed prior to July 2nd, 2019.