

STAFF REPORT

Report Date: 01/02/2018

"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

17-10-03	Project:	UPSTAIRS BEDROOM WINDOWS,BLOOMINGTON
I	17985	
		TABLED BY COMMISSION 12/05/17. TABLED BY COMMISSION 11/08/17. TABLED BY COMMISSION 10/03/17 INCOMPLETE - CODE, EDITION, SECTION OF CODE ON APPLICATION, LBO, LFO

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

17-10-04 **Project:** **NORTH END COMMUNITY CENTER,LAFAYETTE**
I 17986

TABLED BY COMMISSION 12/05/17.
TABLED BY COMMISSION 11/08/17.
TABLED BY COMMISSION 10/03/17.

INCOMPLETE - Completed page 2, local building and fire officials

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

17-11-21 **Project:0** **Fitness Farm Pole Barn,Indianapolis**
C 17980

TABLED BY COMMISSION 12/05/17.
TABLED BY COMMISSION 11/08/17.

The code requires fire apparatus access roads to have an unobstructed width of not less than 20 feet. The request is to allow the fire apparatus access road to be 12 feet. Provisions have been made for a fire hydrant to be provided within the given setback from the building and existing lane. Building is a wood framed pole barn used for equipment storage, finished office space, restrooms and produce processing activities for the Fitness Farm agricultural operations.

17-11-22 **Project:0** **Wooden Middle School 2017 Additions and Renovations,Martinsville**

C 17983

TABLED BY COMMISSION 12/05/17.
TABLED BY COMMISSION 11/08/17.

The code prohibits addition to buildings or structures plus the existing building or structure from exceeding the height, number of stories, or allowable area based on the construction type. The request is to allow a 7,400 sq. ft., non-sprinklered, Type II-B construction addition, to be put to the existing 126,148 sq. ft., non-sprinklered, Type II-B construction school building, without having to separate the new addition from the existing building with a 4-hour structurally independent fire wall. Instead, 2-hour fire barrier walls will be provided to separate the new addition and a portion of the existing school from the rest of the school.

17-11-38 **Project:366649** **Carniceria El Ranchito 2,Indianapolis**

C 18049

TABLED BY COMMISSION 12/05/17.
TABLED BY COMMISSION 11/08/17.

The code requires an emergency voice/alarm communication system to be provided in Group A occupancies (assembly) where the occupant load is 1,000 or more. The request is to permit the system to not be installed. Proponent states building has been occupied for 3 years, with permits and design release issued, and prior inspections completed without previous conditions placed for voice/alarm communication. Banquet Rooms A and B show a combined occupant load of 943 based on unconcentrated table and chair seating. Shunt trip will be added to dedicated outlets to shut down any sound equipment upon activation of the fire alarm system.

17-11-59 **Project:0** **Removal of Fire Drop Doors,Shelbyville**
C 18043

TABLED BY COMMISSION 12/05/17.
TABLED BY COMMISSION 11/08/17.

The code requires drop down fire doors to be inspected and tested annually. The request is to allow the doors to not be inspected, but have them removed. Proponent states the previous owner had the doors installed in hazardous material/chemical areas. The current owner does not have areas used for storage of hazardous/flammable chemicals and want to remove the doors. Proponent further states two of the doors need to be replaced which would cost \$40,000-\$50,000.

17-12-01 **Project:** **MENARDS EXPANSION,AVON**
I 18098

TABLED BY COMMISSION 12/05/17.

INCOMPLETE - Two variances, LBO,LFO

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

17-12-02 **Project:** **MENARDS EXPANSION,LAFAYETTE**
I 18099

TABLED BY COMMISSION 12/05/17.

INCOMPLETE - TWO VARIANCES, LBO, LFO

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

17-12-11 **Project:** **FULTON COUNTY LAW ENFORCEMENT
CENTER, ROCHESTER**

C 18117

TABLED BY COMMISSION 12/05/17.

(a) The code requires the force for pushing or pulling open interior swinging egress doors to be no more than 5 pounds. The request is to allow the marked exit door at Madison St. to be a non-egress door since the door cannot be opened easily and would require a major renovation to be operational. Proponent states there is another egress in that area that can be used in case of an emergency for the inmates to be evacuated.

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

B (b) The code requires fire detection, alarm, and extinguishing systems to be maintained. The request is to allow two fire hose stations located in the hallways of the Fulton County Jail to not be maintained, but removed. Local fire department will use their own hoses.

17-12-25 **Project:0** **Sweetwater Pavilion Stage, Fort Wayne**

C 18092

TABLED BY COMMISSION 12/05/17.

The code prohibits temporary Class 1 structures from being up for more than 90 days. The request is to allow a temporary stage for use at the Sweetwater Pavilion to be in place for a period of 180 days, every year beginning in 2018. Temporary stage will be placed under an outdoor membrane structure. Stage has been evaluated by structural engineer and complies with the live load requirements per the building code. No on-site inspection done, just a review of the manufacturer's documentation. Proponent states stage will be disassembled during off-season and placed into storage.

17-12-33

Project:0 Bottleworks West Elm Hotel,Indianapolis

C

TABLED BY COMMISSION 12/05/17.

(e)The code requires that stairways serving occupied portions of a building comply with the requirements of current code.

Proponent states that the existing egress stairs serving the new third floor will not comply with the current code for dimensional requirements, including tread rise and run, and handrail / guardrail heights. The proponent states the building will be protected throughout with an automatic sprinkler system. Also, they note that the existing stairs for the basement and second floor are compliant by way of evaluation per Chapter 34 Evaluation. They state the third floor stairs will be built the same as the second floor. Proponent states that construction of stairs in compliance would require extensive demolition and reconstruction.

B

18120

(f)The code requires openings between floors created by an exit access stairway be enclosed. Proponent states that the existing two story curved stair connecting floors 1-2 will not be separated by rated construction. Two story exit access stairs are required to be separated from floor openings serving a third floor with construction as required for fire rated shaft. Proponent is stating that the building will be protected throughout with an automatic sprinkler system and a fire alarm system. The new stair will be provided with an eighteen inch draft curtain and closely-spaced sprinklers at the ceiling level of the basement floor.

17-12-37

Project:0 Marian Hills Farm,Fort Wayne

C (b) Permanent restroom fixtures will not be provided as required by code. The request is to allow a mobile restroom trailer to be used during each event for the code required number of plumbing fixtures. The restroom trailer will provide accessible, code compliant facilities for the occupants of the building. Drinking water will be available during the events. Proponent states restrooms will be constructed once city water and sewer is brought to the area in the coming years.

C 18074

TABLED BY PROPONENT 12/20/17.
TABLED BY COMMISSION 12/05/17.

(a) A Chapter 34 analysis will be used to convert a 1-story, 4,300 sq. ft. barn, with wrap around deck, 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. The structure is not heated and will only be used during the warmer months of the year and primarily on weekends. Structural evaluation has been done and is attached.

17-12-44

Project:0 LifeWay Apostolic Church,Avon

C 18147

The code requires at least a 2-hour fire barrier when separating a Group "A-3" occupancy (church) from a Group "B" occupancy (business) when the building is not fully sprinklered. The request is to allow the 2-hour fire barrier to be omitted even though the building is not sprinklered. There was a variance granted for a previous church in the same location. Proponent is requesting that the variance that was previously granted on a past church be granted on this church. See attached variance.

- 17-12-56** **Project:0** **Berne Crossing,Berne**
 C 18069
- TABLED BY PROPONENT 12/29/17.
 TABLED BY COMMISSION 12/05/17.
- The code prohibits a building or structure from being classified within a different occupancy group without being made to comply with the requirements for new construction or evaluating the change of occupancy using Chapter 34 Evaluation. Violation was written stating building was previously used as an "M" occupancy and is now being used as an "E" occupancy without filing plans with Plan Review to bring building into compliance with an "E" occupancy. Proponent states the building functions more like a Group "B" occupancy than a Group "E" occupancy and quotes the exception to the General Administrative Rules (GAR) section, stating that since this building was constructed prior to April 30, 1998 and function more like a Group "B" occupancy, the GAR would not consider the use a change of occupancy. The request is to consider the building's use as a Group "B" occupancy. Proponent states no more than 50 occupants will be in the building at any one time and students come to the facility and work individually on computers with the help of mentors.
- 18-01-01** **Project:386123** **Embassy Suites Noblesville,NOBLESVILLE**
 B 18139
- (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 (AECCO) approval.
- B (b) Four Gen2 elevators will utilize 6.3 mm steel wire governor rope instead of the required minimum diameter of 9.5mm.
- B (d)Steel Coated Belts will be used as the suspension means.
- B (c) One Gen2 elevator will use ACLA buffers in place of spring buffers.

- 18-01-02** **Project:392875** **Home 2 Suites,INDIANAPOLIS**
- B (c) Two Gen2 elevators will use ACLA buffers in place of spring buffers.

 - B 18142
 - (a) Steel Coated Belts will be used as the suspension means. - B (b) Two Gen2 elevators will utilize 6.3 mm steel wire governor rope instead of the required minimum diameter of 9.5mm.
- 18-01-03** **Project:383545** **Home 2 Suites,BLOOMINGTON**
- B (d) Steel Coated Belts will be used as the suspension means.

 - B 18143
 - (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 (AECCO) approval. - B (b)Two Gen2 elevators will utilize 6.3 mm steel wire governor rope instead of the required minimum diameter of 9.5mm.

 - B (c) Two Gen2 elevators will use ACLA buffers in place of spring buffers.
- 18-01-04** **Project:0** **River House Broad Ripple,Indianapolis**
- B 18158
 - (a) Kone Elevator will utilize 8mm steel wire rope instead of the required minimum diameter of 9.5mm.
 - B ((b) Kone Elevator will utilize 6mm steel wire governor rope instead of the required minimum diameter of 9.5mm.

- 18-01-05** **Project:391048** **Embassy Suites Plainfield,Plainfield**
- B 18144
- (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 (AECCO) approval.
- B (b) Four Gen2 elevator will utilize 6.3 mm steel wire governor rope instead of the required minimum diameter of 9.5mm.
- 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.

18-01-06 **Project:** **TIP A CANOE BREWS INC,ROCHESTER**

- C 18166
- (a) The code requires a 2-hour fire barrier or horizontal assemblies when separating a Group A occupancy from a Group R occupancy. The request is to allow the kitchen area to be separated with 2-hour fire barrier on the walls and ceiling in lieu of providing a 2-hour fire barrier separating the entire first floor (restaurant), from the second floor (apartments). Additional sensors will be provided. Proponent states the building is included in the Rochester Main Street National Register District and removing the ceiling to install the 2-hour fire barrier would destroy the original tin ceiling tiles.
- *****PAPER FILING*****
- D (b) Existing three story and a basement building is having its first floor converted to taproom and brewery having approximately 200 occupants. Two existing unoccupied apartments are on part of the second floor along with existing unoccupied storage on the other part. Existing unoccupied storage is on the third floor with existing utility spaces and existing unoccupied commercial space in the basement. Proponent is requesting that an NFPA 13R system be omitted in the building. The first floor taproom and brewery areas having a fire area with an occupant load of 100 or more and a fire area exceeding 5,000 sq. ft. require an NFPA 13 system.

- 18-01-07
I
Project: 18167
BREAK FREE ESCAPES, ELKHART

INCOMPLETE - LBO

The code requires special amusement buildings to be sprinklered throughout the building. The request is to allow the sprinkler system to be omitted. Proponent states there are two 225 sq. ft. rooms that will be used inside of a 12,000 sq. ft. storage building. Fire extinguishers and smoke detectors will be provided, doors will never be locked, and the rooms are located less than 50 feet from the nearest lit up exit. Proponent states the two rooms are leased spaces.
*****PAPER FILING*****
- 18-01-08
C
Project: 338248
18168
PILGRIM'S PLUNGE HALLOWEEN ATTRACTION, SANTA CLAUS

The code requires special amusement buildings to be sprinklered throughout the building. The request is to allow the sprinkler system to be omitted. Proponent state the previous use was a 2-story, 6,174 sq. ft. Pilgrim Plunge building. Building is being converted to an indoor Halloween attraction using only the lower level of the building. Proponent states the occupancy and purpose of the building has not changed and states a sprinkler system was not required for the previous use. Building will be monitored by employees capable of assisting guests with emergency egress procedures. **Building was not reviewed as a Special Amusement Building when the structure was constructed in 2009.

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

- 18-01-09** **Project: 4 BLAST FURNACE,GARY**
 I 18169
 INCOMPLETE - LBO
 The Elevator Code requires smoke alarms and heat detection to be provided with elevator. The request is to allow the systems to be omitted. Proponent states, requiring smoke alarms and heat detection to be installed would constantly cause false fire alarm due to the extreme heat, dust, and adverse environmental conditions. The elevator is a freight and is not used by the public. Violation was issued.
 *****PAPER FILING*****
- 18-01-10** **Project: Confetti the Social Venue,Seymour**
 C (b) The code requires plumbing fixtures to be installed based on the occupancy type and the occupant load of the building. Two restroom facilities would be required. The request is to allow one restroom to be provided along with one additional sink outside of the restroom. Proponent states this was never discussed when multiple local and state inspections were done.
 I 18193
 INCOMPLETE - LBO, LFO, Owner's name on both application. Owner's signature on Variance (a) Section 1109.2, plans
 C- (a) The code requires toilet and bathing facilities to be accessible. The request is to allow the building to have only one code compliant accessible restroom. Proponent states this was never discussed when multiple local and state inspections were done.
 *****PAPER FILING*****

- 18-01-11** **Project:388134** **River Crossing IV,INDIANAPOLIS**
 A 18149
- The code requires a 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.
- Proponent is requesting to omit and not install the two way communication.
 The building is protected throughout with an automatic fire suppression system.
 Similar variances have been granted in the past.
- 18-01-12** **Project:396826** **Storage Express IN-MR,Indianapolis**
 A 18152
- The code requires foundations and other permanent supports of buildings and structures to be protected from frost. Floating slab foundation will be used on buildings #13 and #14. Similar variances have been granted in the past.
- 18-01-13** **Project:393772** **AJ's Furniture - North Addition,TOPEKA**
 B 18186
- Code requires exit signs to be internally or externally illuminated by electricity.
- An addition to an existing F-1 Occupancy Amish wood working facility of 10,800 sf will have an addition of 12,000 sf of Type IIB construction. The exit signs will not be illuminated by an electrical source, but with photo luminescent type exit signs. The building does not have a common electrical source due to religious beliefs.

- 18-01-14** **Project:0** **Moose Lake Craft Village,LaOtto**
 C 17989
- Chapter 34 is not permitted to be utilized for a conversion of a non-Class 1 structure to an A occupancy. The request is to allow an existing accessory structure (Class 2 structure) to be used as a Class 1 structure. The accessory structure is attached to a single family home, and will be used as gift shop, dining, storage, kitchen, and meeting spaces. The accessory structure will be separated from the home with 1-hour rated wall and doors in lieu of a 2-hour fire barrier. Travel distance to nearest exit is 50 feet. Fry/Stove in stock room? What will be the use of the second floor?
- 18-01-15** **Project:0** **Harpers,Indianapolis**
 C 18073
- C/NVR- The code requires a sprinkler system to be provided in Group A-2 occupancy where the fire area exceeds 100 or more occupants. The request is to allow the sprinkler system to be omitted. Previous use was restaurant. Proponent states occupant load of building is 117 and there will be a door monitor keeping track of the number of occupants entering the building. Fire alarm system will be installed.
- 18-01-16** **Project:390959** **Whitestown Business Center Building 1,WHITESTOWN**
 C 18133
- The code requires cargo doors and loading dock doors to be equipped with weatherseals to restrict infiltration when vehicles are parked in the doorway. The request is to allow the weatherseals to be omitted on all the loading dock doors. Proponent states the number of dock doors that are installed exceed the amount that will actually be required for operation. Dock doors not completed will not be usable. Weatherseals will be added if and when additional dock equipment, such as levelers are added.

- 18-01-17** **Project:391802** **Valparaiso Animal Hospital,VALPARAISO**
 C 18136
- In business (B) occupancy, the code requires an occupant load factor of 100 gross sq. ft. per person to be used which would require two means of egress to be provided from the space, along with a fire rated corridor. The request is to allow an occupant load factor of 240 gross sq. ft. per person to be used which would require one means of egress and no fire rated corridor. The 240 gross sq. ft. occupant load factor is typically used in inpatient treatment areas located in Institutions. This is a 5,943 sq. ft. animal hospital tenant space. Proponent states a large amount of the area will be used for animal holding, storage and equipment and will have a maximum staff size of 12 persons. Majority of the space will not be used by the public. The part that is used by the public will have approximately 17 persons. There are 4 exits from the tenant space.
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- 18-01-18** **Project:0** **Removal of Fire Hoses in Warehouse,Fort Wayne**
 C 18137
- The code allows non required fire protection equipment to either be tested and maintained Or removed.
- The proponent is requesting the removal of the three existing fire hoses. The building is Equipped with an existing sprinkler system. Is the fire official in agreement with the removal of the hoses?

18-01-19 Project:0 Mastrs Class Christian School,Sullivan

C 18150

(a)Chapter 34 in use.

The code limits Group E occupancy (school) of Type III-B construction to a maximum of 2-stories. The request is to allow the building to be 3-stories based on a 960 sq. ft. mezzanine that exceeds the permitted 1/3 limitation of the area where it is located making the building 3-stories.

Proponent states there are 3 levels instead of 2 as shown on the Chapter 34 review sheet.

Smoke detectors will be installed throughout building. A brick wall will be installed to separate the 3rd level. The openings from the 2nd level will be protected

C (b)Proponent is requesting the use of dry manual standpipes in lieu of wet manual.

Proponent states that the small Christian school has been operating for many years without incident. The building will have a full NFPA fire alarm system installed, including smoke detection throughout. Regular fire drills are performed as required. Fire department is 3 blocks from location and has apparatus able to pump the dry system. First floor is 90% on slab making the installation difficult and expensive (\$35,000).

18-01-20 **Project:0** **Westfield Intermediate School Additions and Renovations,Westfield**

C 18159

The code requires free egress from the building - "readily openable from the egress side without the use of a key or special knowledge or effort".

Proponent is requesting the use of a pressure control button to lock the "time-out" room. The new addition will be protected throughout with a NFPA 13 Sprinkler system. Two video cameras per room will be installed, one to monitor the room, the other looking at the door from the outside.

Similar variances have been granted.

18-01-21 **Project:392340** **Family Promise,LAFAYETTE**

C 18160

Code requires two means of egress from 2nd floor based on the use of sleeping units instead of dwelling units. If the sleeping units were dwelling units, one means of egress from the 2nd floor would be permitted.

Proponent is requesting to have a single means of egress off the second floor. The building will be a family homeless shelter, with 4 sleeping rooms on the 2nd floor and 2 sleeping rooms on the 1st floor. The building will be provided with a NFPA 13R sprinkler system. Each sleeping room will be provided with an emergency escape window. Sleeping rooms will be separated by 1 hour partitions and 1 hour horizontal assemblies as required. The total travel distance will be 116' with 125' allowed by code if the sleeping units were dwelling units.

18-01-22 **Project:394263** **Independent Adult Day Care Centers,INDIANAPOLIS**
C 18162

The code permits approved special egress locks to be provided in Group I-2 occupancy (foster care, hospitals, nursing homes, psychiatric hospitals, and detoxification facilities 24-hours) where the clinical needs of persons receiving care require such locking. The request is to allow the special locking to be provided on all the exit doors in a Group I-4 occupancy (adult day care less than 24-hours) due to some of the guests suffering from dementia. Proponent states the locks on all the egress doors except for the front entry door will meet all seven conditions that are listed on the variance application which are the requirements for a Group I-2 occupancy. The front entry door will not comply with Condition #4.

18-01-23 **Project:394816** **Adult Day Care Center,INDIANAPOLIS**
C 18163

The code permits approved special egress locks to be provided in Group I-2 occupancy (foster care, hospitals, nursing homes, psychiatric hospitals, and detoxification facilities 24-hours) where the clinical needs of persons receiving care require such locking. The request is to allow the special locking to be provided on all the exit doors in a Group I-4 occupancy (adult day care less than 24-hours) due to some of the guests suffering from dementia. Proponent states the locks on all the egress doors except for the front entry door will meet all seven conditions that are listed on the variance application which are the requirements for a Group I-2 occupancy. The front entry door will not comply with Condition #4.

18-01-24 **Project:396829** **Spring Creek Event Barn,Springville**
C 18164

The code requires an automatic sprinkler system to be provided in Group A-2 occupancy where the fire area has an occupant load exceeding 100. The request is to allow the sprinkler system to be omitted in the 4,305 sq. ft. event barn. Proponent states the calculated occupant load is 175. The building will be provided with manual fire alarm system and smoke detection. They are not required by code. Shunt trip will be provided to shut down sound system. Kitchen will be used for warming food only. Three exits are provided, with 60 feet maximum travel distance to an exit in the event space. Similar variances have been granted in the past.

- 18-01-25** **Project:0** **Fort Wayne Avenue Apartments,Indianapolis**
- A 18172
- (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 4-stories Type V-A construction over a 1-story Type I-A podium structure. Similar variances have been granted in the past.
- C (b) The code does not allow wheelchair lift to be used as an accessible route from the residential tenant lobby to the first floor apartments. The request is to allow the wheelchair lift to be used as an accessible route from the residential tenant lobby to the first floor apartments on the west side of the building. All other dwelling units in the building will be accessible by an elevator.
- C (c) 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 be 3-hour rated and will terminate at the 3-hour horizontal separation on top of the podium. The 3-hour horizontal assembly will be supported by 3-hour rated construction. Similar variance has been granted in the past.
- C (d) The code prohibits exterior openings from exceeding what is allowed based upon the fire separation distance and degree of opening protection. The request is to allow the exterior openings in the north exterior wall of the Type V-A building to exceed the permitted percentage of openings per story based upon fire separation distance with respect to adjoining Sahn Street. An automatic sprinkler will be provided in the interior of the building at each exterior opening on the north exterior wall where the opening percentage is exceeded.

18-01-26 Project:0 Bottleworks West Elm Hotel,Indianapolis

A

18174

(a) The code requires thresholds for sliding doors serving dwelling units to be no higher than 3/4 inch and permits threshold heights for sliding exterior doors in Group R-2 or R-3 occupancies to be no higher than 7 3/4 inches. The request is to allow the threshold height for exterior patios on the 3rd floor guest rooms to be approximately 7 inches. Proponent states the patio door from the guest rooms is not a required means of egress and is not part of an accessible route.

C

(b) Code states that delayed egress locks are not permitted in A, E and H occupancies.

Proponent wants to add a delayed lock on the doorway leading from the bar into the hotel area. The building has a NFPA sprinkler system throughout.

Question: Is this a required exit based on occupant load?

18-01-27 Project:0 Penrose on Mass,Indianapolis

C

(c) Variance request is intended to supersede previously approved Variance 16-04-34c - the only change is clarification of Item #3 to stipulate design area per NFPA 13 in lieu of simply 1,500 sq. ft.

C

(d) The code requires sprinkler system to be provided for exterior balconies where the building is of Type V construction. The request is to allow the balconies for residential dwelling units facing Massachusetts Avenue to not be provided with sprinkler protection. Grills or other open flame is prohibited on balconies per lease. Exterior wall surfaces adjoining the balconies will be noncombustible curtainwall, brick and metal wall panel construction, and balcony floors are steel frame supporting stainless steel grating. Similar variance was granted in the past.

C

18181

(a) Variance request is intended to supersede previously approved Variance 16-04-34e - the only change is clarification of Item #3 to stipulate design area per NFPA 13 in lieu of simply 1,500 sq. ft.

C

(b) Variance request is intended to supersede previously approved Variance 16-04-34b - the only change is clarification of Item #3 to stipulate design area per NFPA 13 in lieu of simply 1,500 sq. ft.

- 18-01-28** **Project:0** **The Redeemed Christian Church of God,Indianapolis**
 C 18182
- 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 2-hour separation to be omitted between the pedestrian walkway between the new building and the existing building. New building and connector will be sprinklered throughout as required. Close space sprinklers will be provided at the ceiling in the existing building over the opening to the connector.
- 18-01-29** **Project:0** **Harrison Wedding Barn Addition,Jamestown**
 C 18179
- The code requires an automatic sprinkler system to be provided throughout Group A-2 occupancies where the fire area has an occupant load of 100 or more. The request is to allow the sprinkler system to be omitted in a 6,480 sq. ft. event barn, with an occupant load of 238 that will be added to the existing event barn, but will be separated from it with a 2-hour fire wall. Fire alarm and smoke detection system will be provided, 3 exits will be provided two required, exit access travel distance will be less than 50 feet, code permits 200 feet, and shunt trip will be provided. Proponent states if the barn was existing, it would pass Chapter 34 evaluation without sprinklers.
- 18-01-30** **Project:0** **Mon Buddhist Vihara,Indianapolis**
 C 18177
- The code permits detached single family dwelling to be converted to an R-2 occupancy (congregate living for more than 16 occupants) and separately to an A-3 occupancy, if the total floor area does not exceed 3,000 sq. ft. and the minimum width of the stairways used by the public is 36 inches, along with other requirements. The request is to allow the building to be converted to a nonseparated mixed use A-3 and R-3 occupancies, worship space and congregate living, for the monks. Manual fire alarm system will be installed throughout the building. Are the operable windows in the sleeping room egress windows?

18-01-31 **Project:0** **Butler University College of Education CTS,Indianapolis**
 C 18184

The code requires openings in fire-rated corridors to be fire-rated including 20-minute rated doors and fire-rated glazing. The request is to allow new and revised openings in the existing corridor walls in very limited areas to not be constructed as nonrated. Proponent states the new door openings will replicate existing door-and-transom assemblies or existing storefront glazed systems.

18-01-32 **Project:0** **Northview Church - Binford Campus,Indianapolis**
 C 18190

Code requires a fire wall based on the allowable area of the addition to the existing building.

Proponent is requesting a two hour fire barrier in place of a two hour fire wall. The addition will be protected throughout with an NFPA 13 sprinkler system as required. The existing building is protected throughout with an NFPA 13 sprinkler system. A fire alarm system will be provided throughout the addition and is provided throughout the existing building as required.

- 18-01-33** **Project:0** **Southland Community Church,Greenwood**
 C 18180
- (a) The code requires all fire or explosion systems and all parts thereof, to be maintained in accordance with the rules that were in effect when the system was constructed, installed, or altered. The request is to allow the existing sprinkler system and its associated piping that is currently non-functional, to be removed from the platform space that is currently used as a podium for the pastor, church choir, and occasional presentations and children's program functions. Would the sprinkler system be required for the A-3 occupancy?
- C (b) 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 two existing classrooms, to be used as an adult day care facility (I-4 occupancy), without being made to comply with the rules for new construction. Each classrooms are 980 sq. ft. Proponent states the total combined occupant load will be 30. Maximum travel distance to an exit is 55 feet.
- 18-01-34** **Project:392458** **Ossian Health and Rehabilitation Center,OSSIAN**
 C 18170
- The code limits the aggregate width of openings at any floor level of a fire wall to a maximum of 25%. Based on a 68 feet long wall, the aggregate width would be 17 feet. The request is to allow approximately 26 feet of door openings to be in the fire wall of a 1-story assisted living and nursing home facility. Proponent states NFPA 101 Life Safety Code does not limit the percentage of openings in a 2-hour wall that creates separate buildings.

18-01-35 **Project:** **BLACK BLANKET FARMS BED & BREAKFAST,WEST LAFAYETTE**

C 18197

The General Administrative Rules (GAR) permit single family dwelling to be converted into an occupancy Group R-1 or R-2. The request is to allow the 2-story 2,800 sq. ft. home to be converted to an R-3 occupancy (bed and breakfast).

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

18-01-36 **Project:0** **Slate Run Apartments Phase 2,Indianapolis**

C 18173

(a)Code requires openings within 10 feet of the exterior exit stair to be 3/4-hour rated.

The exterior exit stairs, connected to open-ended corridors, will have unprotected exterior openings within 10 feet horizontally of the exterior exit stair. The buildings, including corridors and stairs, will be protected with a NFPA 13R sprinkler system. A quick response sprinkler will be located at the ceiling level within 12 inches horizontally of each exterior opening within 10 feet of the exterior exit stair. A fire alarm system will be provided throughout the buildings. The maximum travel distance, including travel down open stairs, is 154 feet - code permits up to 250 feet. Similar variances have been previously approved.

C (b)Code requires exterior exit stairways and ramps serving as an element for means of egress to be open on at least one side.

The exterior exit stairs, connected to open-ended corridors, serving the apartment buildings will not be open on at least one side at the 2nd and 3rd floors. The stair is open at the 1st floor. Exhaust fans actuated by sprinkler water flow will be provided at the ceiling of the 3rd floor corridor. The corridor is open to the exterior at each end on the 1st floor. The buildings, including corridors and stairs, will be protected with a NFPA 13R sprinkler system. The dwelling units will be separated from the corridor with 1-hour fire partitions and 20-minute rated doors, as required by code.

- 18-01-37** **Project:0** **Miller House,Columbus**
 C 18178
- The General Administrative Rules (GAR) permit single family dwelling to be converted into an assembly building, (A-3) occupancy, based on certain criteria. Two of the criteria are, total square footage of the home excluding basement, and cannot be more than 3,000 sq. ft. The other is exit signs and emergency lighting are to be provided. The request is to allow the total square footage of the home excluding the basement to be 8,121 sq. ft. and exit signs and emergency lighting to be omitted. The house will be used for guided tours and a limited number of events. Proponent states the house will be used for guided tours and a limited number of events. Occupant load of building will not exceed 100. The house is not open to the public. Tours of the house are guided. The house has an open floor plan, exits are readily apparent. Maximum travel distance to exit is 90, code permits 200. Home is on the National Register of Historic Places.
- 18-01-38** **Project:391552** **Caseys General Stores - Huntington, IN,HUNTINGTON**
 A 18145
- 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. One was granted last month.
- 18-01-39** **Project:0** **Social Cantina,Bloomington**
 C 18183
- Wrong address per fire official.
- The code requires a 2-hour fire barrier when separating an A-2 occupancy from an R-2 occupancy and an M occupancy. The request is to allow a 1-hour fire barrier to be used in lieu of the 2-hour fire barrier and to allow the A-2 occupancy to not be separated from the existing adjacent M Occupancy. Currently there is no separation between the A-2 and R-2 occupancies. Building is being renovated resulting in a higher occupant load for the restaurant (A-2 occupancy). Building is 2-stories with basement. First floor has restaurant and retail (A-2/M). Second floor has apartments (R-2). Basement is storage. Currently the building is not sprinklered. The basement and the restaurant area will be sprinklered as required.

18- Project:0 Greenfield Central HS Auditorium,Greenfield
01-
40

C 18187

Code requires automatic sprinklers be designed and installed when required unless exceptions and exempt locations are found.

The sprinklers at the ceiling of the auditorium are provided with sprinklers at the exposed ceiling and beneath the cloud construction. Sprinklers are not provided above the clouds. Proponent states the currently adopted edition of NFPA 13 require sprinklers above and below the clouds, but the code of record did not clearly address this type of construction.

*****SEE GREENFIELD FIRE MARSHAL'S LETTER*****

18- Project:390551 Early Ford V 8 Foundation South Addition,AUBURN
01-
41

C (b) The code requires building of Type III-B construction to have 1-hour fire resistive exterior wall based on fire separation distance that is less than 30 feet to property line or other building. The request is to allow the northeast corner of the new exterior wall to be protected with close spaced sprinklers a maximum of 6'-0" on center in lieu of the required 1-hour fire resistive construction. New addition will be put to existing building. Both buildings will be fully sprinklered with NFPA 13 system. Currently they are not sprinklered. Fire alarm system will be provided throughout buildings. If this variance is granted over the first variance, proponent is requesting that Plan Review, issues a revised Construction Design Release reflecting the new Construction Type.

C 18189

(a)Code requires materials in IIB construction to be noncombustible materials; except as a limited amount that is permitted in 603 and elsewhere in the code.

An existing building of Type IIB construction of 8,640 square feet A-3 Occupancy will have an A-3 occupancy addition of 20,125 square feet, Type IIB construction. The proponent is requesting to allow some minimal wood joist and decking (3.9%) of 1,128 square feet that was found in the existing building. The wood joist and decking is utilized for mechanical equipment over offices. The existing and new addition will be provided with an automatic fire suppression system. In the location of the wood construction there will be an increase in design density of .05 over the minimum required design density. A fire alarm system will also be provided throughout.

18-01-42 **Project:0** **CAPTIOL,Indianapolis**
C 18165

The Indiana Residential Code prohibits openings in the exterior wall of a dwelling or accessory building, with a fire separation distance less than 3 feet measured perpendicular to the line used to determine the fire separation distance. The request is to allow the house to have openings in the bump out area of the landing of stairs on the north side of the house which is less than 1 ft. from the property line. An NFPA 13D system will be installed on the north side of the house.

18-01-43 **Project:396918** **GEICO Carmel Third Floor Renovation,CARMEL**
C 18175

The code requires the total occupant load of the floor be determined by dividing the floor area by the occupant load factor assigned to the use of that space.

The proponent is asking to limit the occupant load to 1300 on the third floor. Compliance with the calculated occupant load of the floor for simultaneous uses would require the existing doors and stairs to be enlarged as well as additional doors to be added, to accommodate the exit width capacity required based upon the calculated occupant load. Proponent states the exit width provided will accommodate 1,349 occupants.

18- Project:0 The Gardens Event Center,North Manchester
01-
44

C 18185

(a) The code requires plumbing fixtures to be installed based on the occupancy type and the occupant load of the building. The request is to allow a portion of the existing landscape equipment storage/garage building that will be used seasonally for event space, to have a single-user restroom. Code requires at least 2 restrooms (1 female/1 male). There will be mobile restroom trailers that will be provided for events, including provisions for accessibility. Drinking water will be available for occupants during events. The building is 10,440 sq. ft. The equipment garage (event space) is approximately 5,400 square feet.

C (b)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 a portion of the building to be used for seasonal event space during landscaping off season, which would be during cold weather month when the garage is not being used for storage of landscaping equipment, without bringing the building up to code for A-2 assembly use. Fire alarm and smoke detection system will be provided throughout the building, smoke detection not required. Three exits will be provided, two required. Maximum travel distance is less than 75 feet, code permits 200 feet. Anticipated occupant load is 250 persons.

18- Project:0 FTIC Expansion Phase 3,Jamestown
01-
45

C 18060

The code limits exit access travel distance in Group F-1/S-1 occupancies to 250 feet in fully sprinklered buildings. The request is to allow the travel distance in the existing manufacturing and warehouse building to be 500 feet. This is due to the new phase 3 expansion. Building is fully sprinklered as required. New expansion will be sprinklered with ESFR sprinkler system except for the high-bay portion which will be protected by a system designed at .20gpm/3000sf for Ordinary Hazard Group 2. Proponent states the portion of the building where the travel distance is exceeded is occupied by employees who are trained in evacuation procedures and the area is not accessed by the public.