

STAFF REPORT

Report Date: 11/25/2020

"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

20-06-16

C

Project:

20333

Ground well monitor air reciever,Burnsharbor

The 1981/A1991 ASME Boiler Pressure Code requires ASME pressure vessels to be registered and stamped (NBIC) at the time of fabrication or before installation. Proponent states this did not occur. Per the proponent, only the original manufacturing organization may implement the special registration process or its successor may register vessels when not registered at the time of fabrication or installation. Proponent states the original manufacturing company is no longer in business and there are no successors.

*****Paper Filing

*****NOT REFERRED TO FPBSC BY IDHS FOR DETERMINATION

20-09-38

C

Project:0

185 Madison Ave,Peru

20338

TABLED BY COMMISSION 11/04/2020.

TABLED BY COMMISSION 10/06/2020.

The code prohibits removal or modification done to any fire protection system installed or maintained in accordance with the Commission rules unless the servicing fire department is notified prior to receiving approval from the building official. The request is to allow the sprinkler system to be permanently shut off and disconnected from the local water company and removed from building.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the October 6, 2020 meeting.

20-10-36

C

Project:411835

VICTOR POLEN,Celestine

20550

TABLED BY COMMISSION 11/04/2020.

The code requires that at least an NFPA 13R system to be provided throughout all buildings with a Group R fire area. The request is to allow six cabins to not to be provided with a sprinkler system.

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

20-10-41

Project:0 SPICELAND EVENT CENTER,SPICELAND

C b. A Chapter 34 analysis will be used to convert of an Agricultural Building to Class 1 Structure classified as A-2 occupancy. The building is 2 stories above grade, with 4,300 total square feet, Type III-B Construction. The proponent states a structural evaluation has been conducted to confirm the existing structure's capability to support live load requirements per 2014 InBC Ch 16.

C 20567

TABLED BY COMMISSION 11/04/2020.

a. The code requires plumbing facilities to be provided. The request is to permit portable toilets to be used for a period of two (2) years. Similar variances have been granted for multiple barn event centers in the past.

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

20-10-46

Project:0 Hoosier Hardwood Floors,Goshen

C 20580

TABLED BY COMMISSION 11/04/2020.

The code requires the height of door openings to not be less than 80 inches. The request is to allow the doors on the new 2nd floor area to have an opening height of approximately 71 inches. Proponent states, this is a partial 2nd story addition put inside an existing building which will contain additional showroom area and offices. Having the door height complying to code would affect the first floor's ceiling heights. Per the proponent, signs will be placed on the doors to warn occupants of the low clearance.

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

20-12-37

Project:414097

Evergreen Rentals, WEST LAFAYETTE

A

20534

a. 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.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the November 4, 2020 meeting. (Pending owner's affirmation by October 26, 2020).

C

d. The code prohibits percentages of openings in exterior walls where the openings are located at specific distance from the property line. The request is to allow exterior openings unprotected exterior openings on the 2nd up to the 5th floors in the east, west, and south exterior walls. The east walls are located 12' & 18'2" from the property line. The west walls are located 7'6" & 12'10" from the property line. The south walls are located approximately 6'-10' from the centerline of the alley. The building will have a quick response at the ceiling level within 12 inches horizontally of each window and be protected by a NFPA 13R sprinkler system.

Closely spaced sprinklers 6 feet on center, 12 inches from the openings, will be installed to protect the openings. The addition and approximately 7,860 sq. ft. of the existing building will be sprinklered with an NFPA 13 system.

A

b. Code requires two communication to be provided at the elevator landing that is one story above or below exit discharge. The request is to not provide 2-way communication system at the elevator landing on each floor. Cell phones will be used.

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

20-12-37

Project:414097 Evergreen Rentals,WEST LAFAYETTE

permit hookup of a portable generator.

A

e. Code requires an enclosed elevator lobby to be provided at each floor where an elevator shaft enclosure connects more than 3 stories. The request is to allow enclosed elevator lobbies to be omitted in the building. The 2015 International Building Code has eliminated the requirement for venting of elevator hoist ways.

20-12-38

Project:0 Watersong,Fort Wayne

C

20552

The code requires the building to have a NFPA 13 type sprinkler system. The request is to provide a NFPA 13 R system. The system will have added extra water supply duration above and beyond the NFPA 13R standard for egress ability. The entire facility will be protected as if it were NFPA 13 sprinkler head spacing with additional water than what is required of the minimum 13R.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the December 1, 2020 meeting.

20-12-39

Project:0 Riverstart Solar Park,Modoc

C

20585

The code requires compliance with sections 690.7 and 690.8 of the 2008 NEC. The request is to utilize the 2017 NEC for the design. The proponent states that the 2017 NEC is recognized as more stringent than the 2008 NEC.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the December 1, 2020 meeting.

20-12-40

Project:0

Liberty Place at Lockerbie Square,Indianapolis

C

20588

The code requires at least an NFPA 13R sprinkler system to be provided in all buildings with a Group R fire area. The request is to allow an NFPA 13D system to be used in lieu of an NFPA 13R system. The building is 4 stories.

C

20588

The code requires a class III standpipe system in buildings that are over 30' in height to the highest occupiable floor above the lowest level of fire department access. The request is not to provide that system in the building. The proponent states that each unit of the building will be provided with an NFPA 13D sprinkler system and will have a one hour fire separations between units.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the December 1, 2020 meeting.

20-12-41

Project:411809

Bolt & Tie,CLARKSVILLE

D

20590

The code requires the horizontal assembly to be a single layer of 5/8 inch type C drywall. The request is to allow for a single layer of 5/8 inch type x drywall to be the horizontal assembly for the 1st, 2nd, and 3rd floors. The building will be serviced by a NFPA 13 sprinkler system. There has been a comparable building elements analysis conducted.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the December 1, 2020 meeting.

20-12-42

C

Project:0

American Sealants Addition,Ft. Wayne

20608

The code states that there must be 60 feet of open space or a 4-hour fire wall to permit unlimited area for the F-1 occupancy. The request is to construct an addition of approximately 25,000 square feet to an existing 61,000 square feet and have 31 feet from the west property line. The proponent states that the addition will be protected throughout with an automatic sprinkler system per NFPA 13 and have close spaced sprinklers will placed along the west wall that is 31 feet from the property line.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the December 1, 2020 meeting.

20-12-43

C

Project:0

COVID-19 Hand Sanitizer Flammable Storage,Huntington

20611

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 for the storage of hand sanitizer outside of the H3 occupancy and will be stored in S1 area. The proponent states that the ability to store above 6 feet within all 6 racks would alleviate the need for 41 separate trailers and allow the site to more safely contain and watch over the product under one roof that has a sprinkler system until the new building addition construction is completed.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the December 1, 2020 meeting.

20-12-44

Project:404771

Jasper Cultural Center,JASPER

C

20624

The code requires a fire wall to be constructed when creating separate buildings when allowable area limits are exceeded. The request is to allow a 2-hour fire barrier in lieu of a 2-hour fire wall to be constructed. The building will be 60,000 square feet which is over allowable area by 14,875 square feet. The building will be fully sprinkled with a NFPA 13 system. The proponent states there are 10 exits of which 8 are double doors. This variance is to override 18-04-11 per request of applicant.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the December 1, 2020 meeting.