

STAFF REPORT

Report Date: 12/01/2021

"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

21-10-27

Project:415118

IU Collins Center Renovation,BLOOMINGTON

C

TABLED BY PROPONENT 11/02/2021.

c. The code prohibits corridors from serving as supply, return, exhaust, relief, or ventilation air ducts. The request is to allow corridors to serve as exhaust plenums with corridor door undercuts. The proponent states that outside air will be introduced mechanically into student rooms, a portion of which will be used as the make-up air for restrooms.

21-10-34

Project:0

BODNER RESIDENCE,INDIANAPOLIS

C

21303

TABLED BY COMMISSION 11/02/2021.

The Residential Code requires structure exterior walls with a fire separation distance less than 3 feet to have not less than a one-hour fire resistive rating with exposure from both sides and cannot have any openings. The request is to allow exterior wall and roof overhang to not be fire-rated within the 5 feet from property line.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the November 2, 2021 meeting.

21-12-21

Project:404431 Liberty Place at Lockerbie Square,INDIANAPOLIS

C b. 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 (Park Ave Buildings). The openings will each be protected with sprinklers located within 12 inches horizontally of the openings at the ceiling level.

C 21306

a. The code prohibits buildings or structures from exceeding its allowed building height and area based on the construction type. The request is to allow a new 4-story residential building to exceed the allowable height by one story. The proponent states that exterior walls will be 1-hour rated, not required for type V-B construction.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the December 7, 2021 meeting.

21-12-22

Project:0 Carmel High School Natatorium Additions and Renovations,Carmel

- C b. The code requires a structurally independent wall in order to comply with unlimited area for E use group to be two stories. The request is to utilize the three story existing portion of the school that has a four (4) hour area separation wall, however, it is not structurally independent.
- C f. The code states that the entire building needs to be sprinklered throughout in order to take the exception for rated corridors. The request is to allow for the existing auditorium to not be protected as it is protected by a fire barrier not a fire wall. The addition will be protected.
- C d. The code requires an unlimited area E occupancy to have 60 of open yard space. The request is to have 40 feet on the east side of the building for a total of 400 lineal feet. This is an existing condition.
- C c. The code requires a fire alarm system to activate an emergency voice and alarm communication system, when the occupant load is 1,000 or more. The request is to allow the new natatorium addition to an existing high school which will have an occupant load of over 1000 people and will not have an emergency voice/alarm communications system.
- C e. The code requires a sprinkler system to be provided in the addition to the unlimited area high school with an assembly over 1000 occupants. The request is to allow the sprinkler system to be omitted above the swimming pool water surface. Similar variances have been approved.
- C 21334
- a. The code requires the entire building to be sprinklered throughout in meet the unlimited area provisions of the code. The request is to allow for the addition of 92,000 square feet, which will be sprinklered. The existing auditorium will continue to not be sprinklered.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the December 7, 2021 meeting.

21-12-23

Project:0 HI-FI Annex Temporary Stage and Shipping Containers,Indianapolis

C 21335

a. The code states the use of a temporary structure will not exceed a maximum time of 90 days in the same location. The request is to allow for the use of the temporary stage structure from March 1 to November 30, 2022. The proponent states that stage and truss structure has been evaluated by a structural engineer for compliance with the 2014 Indiana Building Code.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the December 7, 2021 meeting.

C b. The code states the use of a temporary structure will not exceed a maximum time of 90 days in the same location. The request is for shipping containers to remain in place from March 1 through November 30, 2022. The proponent states that new openings in container walls have been reinforced with structural steel bracing elements designed in accordance with Chapter 16 and 22, of IBC.

21-12-24

Project:419933 Square Cat Vinyl,INDIANAPOLIS

C b. The code states an accessible route shall directly connect the performance area to the assembly seating area where a circulation path directly connects a performance area to an assembly seating area. An accessible route shall be provided from performance areas to ancillary areas or facilities used by performers. The request is to allow a portable ramp be used for access in lieu of a permanently installed ramp. The proponent states that the ramp will comply with the 1:12 slope requirements and be readily available for use as needed.

C 21355

a. The code states that an automatic sprinkler system shall be provided for Group A-2 occupancies when the fire area has an occupant load of 100 or more. The request is to allow the occupant load of 225 for the expanded tenant space without a sprinkler system. The proponent states that (3) exits are provided at a distance of 85 feet.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the December 7, 2021 meeting.

21-12-27

C

Project:0

Evansville Christian School at First Southern Baptist, Evansville

21374

The code states that the fire barriers or horizontal assemblies, or both, separating a single occupancy into different fire areas shall have a fire-resistance rating of not less than that indicated in Table 707.3.10. The fire barriers or horizontal assemblies, or both, separating fire areas of mixed occupancies shall have a fire-resistance rating of not less than the highest value indicated in Table 707.3.10 for the occupancies under consideration. The are requesting an extension to complete the fire barrier installation by June 30,2025.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the December 7, 2021 meeting.

21-12-28

C

Project:0

Central Christian Church Temporary Homeless Shelter, Indianapolis

21378

The code prohibits a building from changing its character or use causing it to be classified within a different occupancy group, unless the building is made to comply with new construction. The request is to allow the 2,500 square feet gymnasium space to be used as a homeless shelter for up to 70 individuals on an annual basis beginning with this year without being made to comply with the Commission's rules for a change of occupancy from A-3 to R-2. The proponent states the gymnasium is on the ground floor and has direct access to two remotely located exterior exits. The shelter will be fully staffed 24/7 during the time of use as a homeless shelter. There have been two previous variances granted for the building.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the December 7, 2021 meeting.

21-12-31

Project:416631

RHI Nursing Unit Expansion,INDIANAPOLIS

C b. The code states that the centerline of the water closet shall be 16 inches minimum and 18 inches maximum from the side wall or partition. The request is to have the patient room toilets to be located 28 inches from sidewall. The proponent states that this will allow for the opportunity to have staff help patients to the toilets.

C 21354

a. The code requires a grab bars to be wall mounted and stationary on the side wall. The request is to have fold-up grab bars. The proponent states these will support for the patient and allows staff to fold the bars up and out of the way when they need to physically assist a patient to the toilet.

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