

STAFF REPORT

Report Date: 12/29/2021

"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 12/07/2021.

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.

21-12-24

C

Project:419933

Square Cat Vinyl,INDIANAPOLIS

21355

TABLED BY COMMISSION 12/07/2021.

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.

21-12-58

C

Project:425659

**Stutz Building Renovation - Bid Package
2,INDIANAPOLIS**

21390

The code requires fire walls when creating separate buildings. The request is to permit building A and B to be considered a separate building for the purposes of implementing the section 3412 evaluation for the spaces changing occupancy. The building is fully sprinklered. The request is to allow fire barrier consisting of the 8-inch cmu and 4-inch limestone veneer exterior wall of the existing building, in lieu of a fire wall. The proponent states that the Gymnasium addition will be structurally independent of the existing building.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the January 4, 2022 meeting.

21-12-59

Project:424733

Globe Industries Paint Building SFM Filing,NEW PEKIN

C

21392

a. The code requires an automatic sprinkler system or fire-extinguishing system shall be provided in all spray, dip and immersing spaces and storage rooms. The request is to not provide a fire suppression system in the areas that spray painting occurs.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the January 4, 2022 meeting.

C

b. The code states that the common path of egress travel shall not exceed the common path of egress travel distances in Table 1014.3. The request is to have the common path of egress exceed the travel distance, for this area it will be 92 feet in lieu of the maximum 75 feet.

21-12-60

Project:424403

The Edge,INDIANAPOLIS

C

21393

The code requires at least Class 1 standpipes to be provided throughout fully sprinklered buildings where the floor level of the highest story is more than 30 feet above the lowest level of the fire department vehicle access, or where the floor level of the lowest story is more than 30 feet below the highest level of the fire department vehicle access. The request is to not provide class I standpipes in buildings 2-7 (6 buildings total).

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the January 4, 2022 meeting.

21-12-61

Project:405983

BSU North Residential Neighborhood,MUNCIE

C

21396

The code requires two exits from a space in Group B occupancy where the occupant load exceeds 49 or the common path of egress travel exceeds 100 feet in a fully sprinklered building. The calculated occupant load for 2nd floor is 119 persons and the common path of travel to exterior exit is 162 feet. The request is to allow the 2nd floor to only have access to one exit due to card readers at residential wings. Building is fully sprinklered with NFPA 13 system as required. The proponent states that the second floor has open exit access stair that will accommodate 310 people and will have fail safe hardware that is tied to fire alarm system. The space will only be used for students of the dorm which have cards for the security system.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the January 4, 2022 meeting.

21-12-62

Project:426429

Republic Airways Training Center & Hotel,CARMEL

C

21398

The code states that exits shall discharge directly to the exterior of the building and that exit discharge shall be at grade or shall provide direct access to grade. The request is to permit the second floor to be served by three exits in place of the code required two, none of which discharge directly to the exterior. The proponent states that the hardship is the site grading and restricted use on the west side of the building.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the January 4, 2022 meeting.