

STAFF REPORT

Report Date: 12/29/2020

"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

20-09-38

Project:0

185 Madison Ave,Peru

C

20338

TABLED BY COMMISSION 12/01/2020.

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.

20-12-40

Project:0 Liberty Place at Lockerbie Square,Indianapolis

C 20588

TABLED BY COMMISSION 12/01/2020.

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.

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.

20-12-77

Project: New Beginnings Child Care,Crawfordsville

C 20733

The code requires an automatic sprinkler system to be provided throughout buildings with a Group I daycare fire area unless the daycare facility is at the level of exit discharge and every room where care is provided has at least one exterior exit door. The request is to allow the sprinkler system to be omitted and to have no exterior doors coming from rooms that provides care. Proponent states all classrooms will be monitored by video camera reviewed in director's office. Two staff members will be in each classrooms.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the January 5, 2021 meeting.

*****Paper Filing*****

20-12-96

C

Project:415835

Project Hercules,WHITELAND

20632

The code states that where required, small [11⁄2 in. (38 mm)] hose connections shall be installed. Valves shall be available to reach all portions of the area with 100 ft (30.5 m) of hose plus 30 ft (9.1 m) of hose stream distance. The request is to allow the hose connections to be spaced further apart exceeding the 100ft of hose with 30 feet of hose stream distance with some being spaced further than 190 feet apart. The proponent states that they will install hose connections at exterior exit doors for use by the responding fire departments.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the December 1, 2020 meeting. (Pending owner's affirmation by November 19, 2020).

20-12-97

C

Project:414888

The Bean Plant,INDIANAPOLIS

20637

The code requires a final score of zero or more in each category in order to pass the Chapter 34 Evaluation. request is to permit a score of +15 in lieu of -4.5 for "Building Score" in the Fire Safety column, a score of +25 in lieu of 4.7 for "Building Score" in the Means of Egress column, and score of +25 in lieu of 5.7 for "Building Score" in the General Safety column. The negative points are due to the existing freight elevator that connects 3 levels. The 2nd floor will be vacant. The basement will be used for storage and mechanical equipment.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the January 5, 2021 meeting.

20-12-98

Project:0

Alpha Systems Beck Dr. East Phase II Addition,Elkhart

C

20641

The code permits the area of a Group S occupancy to be unlimited in area where the building is fully sprinklered and is surrounded and adjoined by public ways or yards not less than 60 feet in width. Four hour fire wall is permitted to substitute for the 60 feet of open space. The request is to allow the south wall of the new addition to be less than 60 feet from the existing building on the same lot and not have to provide a 4-hour fire wall. Proponent states the existing building will be removed when the phase III-addition replaces it in the near future. If the four hour fire wall is installed on the south wall of the new addition, it would have to be demolished once the phase III-addition is constructed.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the January 5, 2021 meeting.

20-12-99

Project:0 Muesing Management Greenfield Apartments,Greenfield

C

20644

a. 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.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the January 5, 2021 meeting.

A

c. 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 0.5 and 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

d. 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.

C

b. The code requires dressing, shower, sanitary facilities, and baby-changing stations for each sex, to be provided within three hundred feet of all Class A, B, and C pools. The request is to not provide it. Common area rest rooms are provided in the adjacent clubhouse building for use by residents and guests. Pool is not open to public. Residents and guests can change within the dwelling units.

21-01-01

Project:418411 Pinecone Building 1 Addition,ELKHART

C b. The code prohibits buildings or structures from exceeding the height, number of stories, and allowable area based on the construction type. The request is to allow the addition plus existing building to exceed the allowable area for Type VB construction. The building will be approximately 63,000 square feet with the addition. NFPA 664 compliant dust collection system is provided in the processing area. A fire alarm system with smoke detection in the processing area is existing. Additional devices will be added in the addition.

C 20647

a. The code requires a sprinkler system to be provided in Group F-1/S-1 occupancies where the fire area exceeds 12,000 sq. ft. The request is to not sprinkle the existing or addition of a building approximately 63,000 sq. ft. The proponent states that the storage space is not regularly occupied with the processing area will typically have 2 employees.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the January 5, 2021 meeting.

21-01-02

Project:412995 526 Main St Apartments Remodel,LAFAYETTE

C b. The code requires two exits to be provided from every story above the 2nd story. The request is for a single exit to be provided from the occupied roof, approximately 709 sq ft. The proponent states that the roof area is accessible from and serves only the third floor apartment with a calculated occupant load of the roof is less than 20 occupants.

C 20656

a. Code requires openings within 10 feet of the exterior exit stair to be 3/4-hour rated. The request is to allow the exterior exit stair to have unprotected exterior openings within 10 feet horizontally of the exterior exit stair. The proponent states that 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.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the January 5, 2021 meeting.

21-01-03

Project:418196

Luna Apartments & Retail,LAFAYETTE

C

20672

a. Exterior openings are not permitted less than 3 feet from property line. The request is to allow openings on the 2nd - 5th floors in the south and west exterior walls, which is located 0.8 - 1.5 feet from the property line. The proponent states that quick response sprinkler will be provided at the ceiling level within 12 inches horizontally of each window.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the January 5, 2021 meeting.

A

j. 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.

A

h. 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.

A

g. NFPA 82 requires chute access and termination rooms to be of 2-hour rated construction and horizontal assemblies supporting the shaft to be 2-hour rated. The request is to allow trash chute access and termination rooms to be of 1-hour rated construction and 2-hour rated shafts that will be supported by 1-hour horizontal assemblies.

C

f. The code prohibits addition to buildings or structures plus the existing building or structure from exceeding the height, number of stories, and allowable area based on the construction type. The request is to allow the new building over the podium is classified 5 stories based upon the enclosed elevator lobby, approximately 260 sf, being provided between the elevators and stairs to the occupied roof. The allowable height of the building over the podium is 4 stories. The 1st floor of the building is Type IA construction and the building above will be Type VA Construction.

C

e. The code requires a building separated by one or more fire walls that comply with the provisions of this section shall be considered a separate building. The request is for a new 6-story mixed uses podium building to have a 3-hour fire barrier in lieu of a 3-hour structurally

21-01-03

Project:418196

Luna Apartments & Retail,LAFAYETTE

independent fire wall.

- C d. The code requires exterior walls on both sides (within 4 ft.) of the fire wall to have a one hour rating with $\frac{3}{4}$ -hour protection where opening protection is required. The request is to allow non-rated openings within 4 feet horizontally where the fire wall terminates at the exterior wall. 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. Building will be fully sprinklered with NFPA 13R System as required. Similar variances have been granted in the past.

- A c. The code requires hoistways of elevators and dumbwaiters, in Group R-2 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 6-story building to not be provided with vents at the top of the hoistway enclosures. This requirement has been eliminated in the 2015 International Building Code. Similar variances have been granted in the past.

- 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.

- C i. 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 total height of the building will be approximately 74'9" feet measured to the roof surface of the elevator lobby. Code permits 60 feet based upon installation of an NFPA 13R sprinkler system.

21-01-04

Project:414759

Shoot Point Blank,INDIANAPOLIS

C

20673

a. The code permits in Groups B, F, M and S horizontal sliding or vertical security grilles are permitted at the main exit and shall be openable from the inside without the use of a key or special knowledge or effort during periods that the space is occupied. The request is to allow a solid panel coiling door/gate to provide security instead of using an open or perforated panel door. The proponent states that not allowing them to use a solid panel coiling door/gate would compromise security at their store.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the January 5, 2021 meeting.

C

b. The code states door surfaces within 10 inches of the floor, measured vertically, shall be a smooth surface on the push side extending the full width of the door. The request is to allow a 3-point locking device that has a small rod and latch that engage the floor to secure the bottom of the door. The proponent states that not allowing this device will not ensure maximum security at this firearm retail store.

21-01-05

Project:417064

Maple Manor Christian Home - Room Addition,SELLERSBURG

C

20676

The code requires toilet rooms to be accessible. The request is to allow two restrooms not to have the accessibility clearance of 6 inches between edge of lavatory and interior wall beside water closet. The proponent states the residents will always have assistance.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the January 5, 2021 meeting.

21-01-06

C

Project:0 Harmony Home 2,huntington

20677

The codes requires an automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 or R-4 congregate residences with 16 or fewer residents. The request is to not install an automatic sprinkler system. The proponent states that there will be interconnected and hardwired smoke detectors in every bedroom, at the top of the stairs, in the common living areas, in the kitchen and in the basement along with the appropriate number of state certified fire extinguishers properly mounted in the house.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the January 5, 2021 meeting.

21-01-07

C

Project:0 Shepherd Temporary tent,Indianapolis

20692

The code prohibits temporary tents and membrane structures from being erected for a period of no longer than 30 days within a 12 month period. The request is to allow 1 tent (30' x 60') to be in place from December 2020 thru December 31, 2021.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the January 5, 2021 meeting.

21-01-08

C

Project:414911 HIDDEN ACRES SHELTER,MILAN

20698

The code requires egress doors shall be of the pivoted or side-hinged swinging type. The request is to not require side-hinged swinging exit doors from the area. The proponent states that the shelter will not be occupied when the garage doors on the north or the east are closed. The shelter is not heated or cooled and only used during the warm weather months.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the January 5, 2021 meeting.