

STAFF REPORT

Report Date: 05/27/2021

"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

20-12-77

C

Project:

New Beginnings Child Care,Crawfordsville

20733

TABLED BY PROPONENT 05/04/2021.
TABLED BY PROPONENT 04/05/2021.
TABLED BY COMMISSION 02/02/2021.
TABLED BY COMMISSION 01/05/2021.

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*****

21-02-27

C

Project:0

Lowe's Home Improvement ,Columbus

20768

TABLED BY COMMISSION 05/04/2021.

TABLED BY COMMISSION 04/06/2021.

TABLED BY COMMISSION 03/02/2021.

The code does not permit storage of aerosol above height of 6 feet. The request is to store the product over the 6 feet requirement. There is no in rack sprinkler system above the 6 feet.

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

21-03-35

C

Project:417103

Bodenbender Barn Reuse Project,SALEM

20859

TABLED BY PROPONENT 05/04/2021.

TABLED BY COMMISSION 04/06/2021.

The code states an automatic sprinkler system shall be provided for Group A-3 occupancies when fire area has an occupant load of 300 or more. The request is to not install a fire suppression system. The proponent states that maximum table and chair layout is 240.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the April 6, 2021 meeting.

21-04-22

C

Project:416579

Everdry,INDIANAPOLIS

20950

TABLED BY COMMISSION 05/04/2021.

The code requires building or portion of a building that is required to be accessible, to have an accessible route to each portion of the building, to accessible building entrances connecting accessible pedestrian walkways and public way. The request is to allow the elevated loading dock and storage areas to not be connected to the remainder of the 1st floor with an accessible route. Proponent states the loading dock is 4 feet above the 1st floor so trucks can back into the building and unload inside the building for weather protection. Per the proponent, the area is not open to the public and employees working in the area must be able-bodied.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the May 4, 2021 meeting.

21-04-29

C

Project:0

New Bridge Apartments ,Indianapolis

20920

TABLED BY COMMISSION 05/04/2021.

The code states that the maintenance and testing of fire alarm and fire detection systems shall be maintained. The request is to remove the fire alarm system. The proponent states that the current alarm fixtures do not comply with current code in regards to height and location. LFO opposes the variance.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the May 4, 2021 meeting.

21-05-18

Project:0

Amenity Development 9550 Zionsville Rd,Indianapolis

C

20976

The codes require rated corridors and fully sprinklered system. The request is to only provide sprinkler system for the spaces being leased now, main corridor, stairs, and bathrooms. The basement will be sprinklered. The plan is to have a sprinkler system placed in each tenant space as they are leased.

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

21-05-19

Project:0 Northview Daycare,Carmel

C b. The code states evaluate the ability of the HVAC system to resist the movement of smoke and fire beyond the point of origin. The request is to permit a score of 5 points for HVAC systems in Building B without providing separate systems for each story. The proponent states that a combination of fire/smoke dampers will be provided within the ductwork between stories.

C c. The code states the provisions of this chapter shall apply to existing buildings, or portions thereof, where the proposed new occupancies are in Groups A, B, E, F, M, R, S, and U or within a different division of the same occupancy group. Where a portion of a building undergoes a change of occupancy, the evaluation in accordance with this chapter shall be performed only on the portion undergoing the change of occupancy, provided the requirements of Section 508 are met. The request is to use the mandatory scores for an E occupancy in Table 3412.8 for the evaluation of the change of occupancy to I-4 occupancy. The proponent states that an automatic sprinkler system is installed throughout the building. A fire alarm is installed throughout the building with maximum travel distance to an exit being 150 feet, under the 200 feet the code permits.

A 20992

a. The code requires a final score of zero or more in all categories, Fire Safety, Means of Egress, and General Safety in order to pass the Chapter 34 Evaluation. The request is to permit 5 points taken in Section 3412.6.9 for voice/alarm communication system with no fire command center. The proponent states that a portion of an existing church building will be used as a licensed daycare.

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

21-05-20

Project:0 Medical Memorial Plaza,SOUTH BEND

C 20993

The code requires an independent ventilation system for the elevator. The request is to allow for the current equipment to be utilized. The proponent states the current equipment meets the latest 2016 code that Indiana is working on adopting.

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

21-05-21

C

Project:0

New Life Fellowship New Sanctuary Addition, Terre Haute

21004

The code requires a structurally independent fire wall when creating separate buildings. The request is to allow a 2-hour fire barrier in lieu of a 2-hour structurally independent fire wall. This will be separation between existing and addition of church. The proponent states NFPA 13 sprinkler system and fire alarm system will be installed throughout the addition and existing church.

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

21-05-22

C

Project:0

Hendricks Regional Health - GI Clinic Renovation, Danville

21005

The code requires where two exits or exit access doorways are required from any portion of the exit access, the exit doors or exit access doorways shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between exit doors or exit access doorways. The request is to allow a 830 sq. ft. suite addition to not comply with exit access doorway distance. The proponent states that the calculated occupant load exceeds 49, but with staff and the number of exam rooms provided it is unlikely this number will be exceeded.

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

21-05-23

Project:416097

Create A Smile Dentistry,BLOOMINGTON

C

21007

a. The code requires clearance around a water closet to be 60 inches minimum in width, measured perpendicular from the sidewall. The request is to allow a clearance around water closet to be 46 inches in lieu of the 60 inches minimum required. The proponent states that 2 accessible toilet rooms are nearby with one being directly across from the private office.

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

C

21007

b. The code states grab bars are not required to be installed in a toilet room for a single occupant, accessed only through a private office and not for common use or public use, provided reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with Section 604.5. The request is to not install the required reinforcement for future grab bars. The proponent states that 2 accessible toilet rooms are nearby.

21-05-24

Project:0 Farbest Boning Room Expansion,Huntingburg

C b. The code states the area of a Group B, E, F, M or S building no more than one story above grade plane of any construction type, or the area of a Group A-4 building no more than one story above grade plane of other than Type V construction, shall not be limited where the building is provided with an automatic sprinkler system throughout in accordance with Section 903.3.1.1 and is surrounded and adjoined by public ways or yards not less than 60 feet in width. The request is to allow for unlimited area building while not having 60 feet of open space. The proponent states that the existing buildings that fall in the public way does not reduce the safety of the occupants, but will install fire suppression in existing buildings adjacent to this addition.

C 21023

a. The code states each plumbing fixture shall be separately trapped by a water-seal trap, except as otherwise permitted by this code. The vertical distance from the fixture outlet to the trap weir shall not exceed 24 inches (610 mm) and the horizontal distance shall not exceed 30 inches (610 mm) measured from the centerline of the fixture outlet to the centerline of the inlet of the trap. The height of a clothes washer standpipe above a trap shall conform to Section 802.4. A fixture shall not be double trapped. The request is to install inline trap on the main discharge (essentially a building trap) to eliminate the need for all separate drain traps. The proponent states that p-trains are easily clogged by process waste resulting in constant maintenance.

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

21-05-27

Project:400353 Terre Haute Catholic Charities Foodbank,TERRE HAUTE

C 21020

The storage in the building will be increased to 20 feet which would require compliance with chapter 32 of the fire code for high-piled storage. The code requires additional protections for high piled storage areas and has different options based upon size of storage area and sprinkler protection provided. No changes will be made at this time.

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