

**STAFF REPORT**

**Report Date: 04/28/2021**

- "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 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 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.

21-03-29

C

**Project:0**

**318 IOWA,INDIANAPOLIS**

20828

TABLED BY COMMISSION 04/06/2021.

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 openings on the east side of the dwelling to remain and not fire rate the west side of the house (6'6") of new construction to this dwelling. The proponent states that if the openings are not to remain, the previous openings were smaller making it more difficult for emergency egress.

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

21-03-35

C

**Project:417103                    Bodenbender Barn Reuse Project,SALEM**

20859

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.

21-03-37

C

**Project:0                                Barn at Tulip Trestle,Bloomfield**

20874

TABLED BY COMMISSION 04/06/2021.

A Chapter 34 Evaluation will be used to convert an existing class 2 (agricultural structure) into a class 1 structure for an event center being A2 use. The construction type is VB. The proponent states the has restrooms facilities and will be provided with a fire alarm system.

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

21-04-18

C

**Project:416120                    LaPorte Medial Office Building,LAPORTE**

20938

The code requires non-structural components that are permanently attached to structures and their supports and attachments to be designed and constructed to resist the effect of earthquake motions. The request is to allow the Design Category for non-structural components that are permanently attached to structures and their support attachments to be based solely on determination on Short Period (0.2 second) Response Accelerations.

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

21-04-19

C

**Project:0 Mount Comfort South - Building A,Greenfield**

20941

The code states that the roof slope needs to be 1/4 inch per foot. The request is to allow 1/8 inch per foot slope of new building. The proponent states that TPO roof system sloped at 1/8" as designed for this project is a tried-and-true system that has been utilized on many projects throughout the state of Indiana and across the country.

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

21-04-20

C

**Project:0 Mount Comfort South - Building B,Greenfield**

20942

The code requires the roof slope to be 1/4 inch per foot. The request is to allow 1/8 inch per foot slope of new building. The proponent states that TPO roof system sloped at 1/8" as designed for this project has been utilized on many projects throughout the state of Indiana and across the country. Similar variances have been approved.

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

21-04-21

C

**Project:421683 Trailyard Cafe,VALPARAISO**

20949

The code requires the minimum water supply to be available for the minimum duration. The request is to seek a reduction in the sprinkler run time duration from 60-90 min to 20 min, to accommodate a smaller storage tank (10,000 gal). The proponent states that in 3-5 years, a municipal water line will be constructed and once sprinkler system is connected to this line will bring this into compliance.

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

21-04-22

**Project:416579 Everdry,INDIANAPOLIS**

C 20950

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.

21-04-23

**Project:0 Wilson St. Pierre Funeral Home Casket Lift,Avon**

C 20952

(a)The code requires the inside net floor area of a platform lift to be 18 sq. ft. The request is to allow the new lift to have a net floor area of 21 square feet. The new lift is a replacement of an existing lift, in the same location, for a funeral home to provide access for casket transfer between the main entry level and the viewing sanctuary. Proponent states the oversized lift is necessary for safe transfer of large caskets between the main entry level and the viewing sanctuary level.

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

C (b) The code requires the rated load of platform lift to be no greater than 750 lbs. The request is to allow a casket lift to have a maximum capacity of 1,400 lbs.

21-04-24

**Project:417928**

**Henry County Sheriff's Office & Detention Ctr,NEW  
CASTLE**

C

20955

The code permits I-3 occupancies that have windows and doors in 1-hour fire barriers, fire partitions, or smoke barriers to have security glazing installed provided that the individual panels of glazing does not exceed 1,296 square inches. The request is to allow security glazing within sidelights and above the door separating a corridor from the book-in area and housing core of the jail to have security glazing exceeding 1,296 square inches. Areas will be 1,673.25 sq. in., 1,779.75 sq. in., and 1,939.87 sq. in.

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

21-04-25

**Project:0**

**Tecumseh Renovation,Indianapolis**

C

20958

The code prohibits openings in exterior walls where less than 3 feet from a property line. The request is to allow existing windows to be replaced with new smaller windows in same space. Proponent states that the windows are not enlarged and improved safety due to reducing the size of the window.

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

21-04-26

**Project:0**

**Stutz Building - Building F Conversion,Indianapolis**

C

20963

The code requires a fire wall between the two (2) buildings. The variance request is to permit a nonrated separation between Building F to the remainder of the Stutz Building complex of buildings per section 3412 for the chapter 34 analysis. The proponent states that the car museum will have exits directly to the exterior.

\*\*\*\*\*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

The code states that the maintenance and testing of fire alarm and fide 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.