

STAFF REPORT

Report Date: 10/27/2021

"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

21-04-29

C

Project:0

New Bridge Apartments ,Indianapolis

20920

TABLED BY COMMISSION 10/05/2021.

TABLED BY PROPONENT 09/08/2021.

TABLED BY PROPONENT 08/02/2021.

TABLED BY PROPONENT 08/02/2021.

TABLED BY PROPONENT 07/07/2021.

TABLED BY COMMISSION 06/02/2021.

TABLED BY COMMISSION 05/04/2021.

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.

21-08-31

C

Project:424639

BNutty Storage Container Addition,PORTAGE

21169

TABLED BY COMMISSION 10/05/2021.

TABLED BY COMMISSION 09/08/2021.

The code states alternate materials, methods, equipment, and design shall be as required by the General Administrative Rules (675 IAC 12-6-11) and the rules for Industrialized Building Systems (675 IAC 15). The request is to allow metal storage containers to be made into a permanent structure. The proponent states that no employee will be working inside and the public will not be able to access the containers.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the September 8, 2021 meeting.

21-09-33

C

Project:395728

Una Esperanza Viva,INDIANAPOLIS

21193

TABLED BY COMMISSION 10/05/2021.

The code requires sprinkler protection for the underside of exterior roof overhangs and canopies where of combustible construction and exceeding 4 feet in width. The request is for an existing exterior canopy to not be provided with automatic sprinkler protection. The proponent states that the canopy structure is separated from the interior of the building by CMU block wall.

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

21-09-40

Project:0 Gateway Park Senior Living,Greenfield

D

21233

TABLED BY COMMISSION 10/05/2021. Variance (a) only.

a. The code requires fire-doors to be either self-or automatic-closing. The request is to allow the memory care portion of resident room doors in an assisted living facility to not be provided with closers. The proponent states that the proposed design will exceed the requirements of section 32.3.3.6, NFPA 101 Life Safety Code for Residential Board and Care Occupancies.

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

21-10-26

Project:407969 The Levinson,NOBLESVILLE

C

b. The code requires, in buildings four or more stories above grade plane, one stairway must extend to the roof surface unless the roof has a slope steeper than 33%, or an alternating tread device may be provided in buildings without an occupied roof. The request is to allow access to the unoccupied roof using a fixed vertical ladder. The proponent states that the use of a vertical ladder is permitted by the 2015, 2018, and 2021 IBC editions.

D

21257

a. The code prohibits exterior wall openings of a building from exceeding its permitted percentage of openings based upon fire separation distance to the adjoining property lines. The request is to allow unprotected exterior openings on the north exterior wall (30.8% of the wall area) to exceed that permitted for the north exterior wall as a whole (15%) based upon the fire separation distance of just over 13 feet. North exterior wall is 5 feet from the property line, which adjoins an alley 16.5 feet in width. Sprinkler will be provided at the openings in the north exterior wall on floors 3-5, located 12 inches horizontally of the openings at the ceiling level.

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

21-10-27

Project:415118

IU Collins Center Renovation,BLOOMINGTON

- C b. The code requires fire-doors to be either self-or automatic-closing. The request is for new doors in an existing residential hall corridor to not be provided with closers. The proponent states that the corridors will be provided with a smoke detection system connected to the building fire alarm system.
- C 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.
- A d. 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 the new elevator in the existing building to not have hoistway venting. The 2015 International Building Code no longer requires venting of elevator hoistways.

C 21262

a. Code requires standpipe hose connections to be provided at an intermediate floor level landing between floors. The request is to allow hose connections to be provided on main floor level landings in lieu of intermediate level landings. The proponent states that the 2018 and 2021 Editions of the International Building Code have been revised from earlier editions to require standpipes at the main level landings of stairs.

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

21-10-28

Project:416260

220 North Meridian Residential Package,INDIANAPOLIS

C

21264

a. The code states that glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered a hazardous location: 1. The exposed area of an individual pane is greater than 9 square feet; 2. The bottom edge of the glazing is less than 18 inches above the floor; 3. The top edge of the glazing is greater than 36 inches above the floor; and 4. One or more walking surface(s) are within 36 inches, measured horizontally and in a straight line, of the plane of the glazing. The request is for the existing exterior glazing to not comply with this code section. The proponent states that portions of a high-rise building are being converted to apartments, specifically floors 6 through 17.

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

C

WITHDRAWN BY PROPONENT 10/20/2021.

b. The code requires controls, operating mechanisms and hardware intended for operation by occupants in accessible spaces, along accessible routes or as part of accessible elements to be accessible. The accessible height for high forward reach is a maximum of 48 inches above the floor. Operable parts intended for use only by service or maintenance personnel are exempted from this requirement. The request is to allow 41 converted apartment units out of the 216, to be mounted 5 feet above the floor.

21-10-29

Project:405983

BSU North Residential Neighborhood,MUNCIE

D

21265

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 of the 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. Per the proponent, the second floor has open exit access stair that will accommodate 310 persons, 2nd floor spaces have structural deck at 16 feet above floor, allowing more time to evacuate, one (1) pair of double doors leading to residential wing on second floor will have fail safe hardware and be tied to fire alarm system, and 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 November 2, 2021 meeting.

21-10-30

Project:0

Lilly Building K138A ACN Recovery Project,Indianapolis

C

21267

a. The code prohibits exhaust air from being recirculated to occupied areas if the materials stored are capable of emitting hazardous vapors and contaminants have not been removed. The request is for the ventilation system for Building K138A to re-circulate the air in a building that processes the use of flammable liquids in excess of exempt amounts. The proponent states that the process areas involving flammable liquids will be provided with mechanical ventilation to maintain vapor accumulation to less than 25% of LEL (lower explosive limit).

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

C

b. The code requires emergency or standby power system (generator) where mechanical ventilation is required. The request is to permit standby power to be provided through redundant electrical power sources consisting of dual feeds.

C

c. The code states that the separation between tanks containing stable liquids shall be in accordance with Table 22.4.2.1 of NFPA 30. Where tanks are in a diked area containing Class I or II liquids, or in the drainage path of Class I or II liquids, and are compacted in three or more rows or in an irregular pattern, the fire code official is authorized to require greater separation than specified in Table 22.4.2.1 of NFPA 30 or other means to make tanks in the interior of the pattern accessible for fire-fighting purposes. The request is to allow spacing between Tank 5301 and existing-to-remain Tank 5311 to be approximately 47 inches in lieu of the required spacing to be 52 inches - equal to 1/6 of the sum of the diameters of the tanks under consideration. The proponent states that safeguards such as level interlocks and administrative controls to prevent loss of tank contents. In event of a spill, room is designed to contain a spill from the largest tank.

21-10-31

Project:425461

**Co-
Alliance Liquid Chemical Storage Building,MARION**

C

21272

The code requires a sprinkler system to be provided in Group H occupancies. The request is to allow the sprinkler system to be omitted in the pole barn used for the storage of pesticides, which are used off premises. The proponent stated that the majority of the chemicals stored are not flammable or combustible.

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

21-10-32

Project:0

The Madison - Parking Garage,Greenwood

C

21276

a. The code requires a structurally independent fire wall. The request is for an open parking garage to be attached to Building E with a two (2) hour party wall / fire barrier in lieu of a fire wall. The proponent states that the 2015 IBC, Section 705.3 Exc. 2 thru 2021 IBC allows two (2) one (1) hour exterior walls that are not structurally independent.

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

C

c. The code states that two exits, or exit access stairways or ramps providing access to exits, from any story or occupied roof shall be provided. The request is to allow apartment building to have one exit from apartment building on each floor with the other exit leading directly into the open parking garage. The proponent states that the garage has natural ventilation preventing the build-up of smoke.

C

b. The code prohibits party walls from having any openings in them. The request is to allow an opening in the party wall/fire barrier to allow access to the parking garage from attached apartment building. The proponent states that the 2015 IBC, Section 705.3 Exception 2 thru 2021 IBC recognizes openings in such walls when protected with 60 minute assemblies.

21-10-33

Project:424726

Greenview at Anson,WHITESTOWN

C b. The code states that the maximum area of unprotected and protected openings permitted in an exterior wall in any story of a building shall not exceed the percentages specified in Table 705.8. The request is to allow building 2 to have 25% openings with a 13 feet 9 inch distance from property line and building 3 to have 24% openings with a 12 feet 2 inch distance from property line in lieu of 15% openings required by code.

A 21296

a. The code permits the ceiling membrane of 1- and 2- hour 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 edition of the International Building Code. Similar variance was granted in the past.

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

21-10-34

Project:0

BODNER RESIDENCE,INDIANAPOLIS

C 21303

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.

21-10-35

Project:425315 Market + Dickson,INDIANAPOLIS

- A (f) The code requires two-way communication systems to be provided at the elevator landing on each accessible floor that is one or more stories above or below the story of exit discharge. The request is to not provide the 2-way communication system. The proponent states that cell phones could be used in emergency situations.
- A (g) 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 hoistway venting to not be provided for the elevators serving the 4-story residential building.
- A (h) The code requires at least one accessible elevator in buildings five (5) stories or more to be provided with standby power. The request is to not provide the standby power. Building is 4-story Type V-A construction over a 1-story Type I-A podium structure.
- A 21312
- (a) The code requires any attic area having a clear height of over 30" to have a 20" x 40" access opening. The request is to allow the opening to not be provided due to the limited height of the roof truss cavities. Proponent states the height ranges from 24 inches at the low end and between 31.5 to 40 inches on the high end.
- *****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the November 2, 2021 meeting.
- C (d) The code requires building of Type V-A construction to be 1-hour fire-rated. The request is to allow the covered open-air rooftop deck on the North Building to not be fire-rated. Per the proponent, the structure will consist of exposed pressure-treated wood-frame construction.
- C (b) The code requires the maximum building height to not exceed 60' based on R-2 occupancy Type V-A construction with an NFPA 13R system. The request is to allow the building height for the North Building to exceed 60' by being 62 feet, 8 inches above grade plane. Proponent states the additional height is due to the classification of the covered open-air rooftop deck on the North Building as building area. Per the proponent, the deck is 1,312 sq. ft. and will have large openings in the roof and exterior wall. Proponent states the deck will be provided with sprinkler protection.
- C (c) The code limits building height in R-2 occupancy, fully sprinklered buildings with NFPA

21-10-35

Project:425315 Market + Dickson,INDIANAPOLIS

13R system, and of Type V-A construction to a maximum of 60 feet and four stories. The request is to allow a Group R-2 occupancy to increase its building height from 4 stories to 5 stories due to the covered open-air rooftop deck on the North Building being considered as a 5th story. Proponent states due to the difference in grade, the rooftop open-air deck is at the same elevation as the 4th story of the South Building. Per the proponent, both stairs from the deck discharge directly to the exterior.

- A (e) The code permits the ceiling membrane of 1 and 2 hour rated horizontal assemblies to be penetrated by double top plates of a fire-resistance-rated wall assembly. The request is to allow the pierced walls to not have to be 1 or 2-hour rated based on following the un-adopted International Building Code where it allows the wall assembly to be sheathed with Type X gypsum wallboard in lieu of the 1 and 2-hour rated wall.

21-10-36

Project:426089 Current 812,Clarksville

- C 21301

The code states that skimmers shall not be installed in pools over thirty (30) feet in width, and, when installed in pools under thirty (30) feet wide. The request is to allow skimmer to be installed in an L-shaped pool that would be over 30 feet in width. The proponent states that the filtration system has been sized to have a turnover rate of under 2 hours for the pool.

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