

STAFF REPORT**Report Date: 07/31/2015**

"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.

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

15-06-01	Project:	FGE LLC SPRINKLER SYSTEM, FT WAYNE
C	The code requires a fire system to be maintained in operational order. The request is to not have the sprinkler system operational. The original part of the system is 1940. This is in a tenant space.	
15-06-35	Project:0	Stdio 321 Performance Seating, Evansville
C	C/NVR Risers for viewing of recitals will be added and not have ADA seating on risers. What is the total occupancy? With the access for 9 wheelchairs at the front of the risers is the requirement not meet? If so then NVR.	
15-07-06	Project:377424	108 WEST MAIN STREET REMODEL, MADISON
C	An automatic sprinkler system is required throughout with a Group R fire area in accordance with Section 903.2.8. The request is to not sprinkler the building.	
15-07-07	Project:377209	HILL'S MARKET, FT WAYNE
C	Two separate restrooms are required. The request is to only install one restroom.	
15-07-25	Project:	Cobblestone Crossings Health Campus, Terre Haute
C	The means of egress doors are painted with a mural, which is prohibited by code. 16055	

- 15-07-26** **Project:376534** **ABS Pilot Plant Fuel Storage,Mt. Vernon**
- C Project #376534
H-3 occupancy will not be sprinklered as required by code.
This is a steel rain canopy used to cover fuel storage vessels that is opened on all four sides.
- 15-07-39** **Project:** **Advantage Components Corporation,Indianapolis**
- C A non-functional sprinkler system will not be maintained in the existing building as required by code.
- 15-07-64** **Project:376707** **The LaSalle Apartments,South Bend**
- C General mechanical kitchen exhaust will not be provided in the 63 dwelling units created in the building. Table 403.3 stipulates mechanical exhaust for kitchens. The building is an existing 9-story + basement hotel constructed in 1910. The hotel closed in 1973. The proposed project will convert the building into residential apartments on floors 2-9, with amenity spaces in the basement and 1st and 2nd floors. The change of occupancy was evaluated per Chapter 34. 507.2.2, spaces containing cooking appliance that do not require Type II hoods shall be provided with exhaust at a rate of 0.70 cfm per square foot.
- 15-07-68** **Project:378417** **Villas at the Plaza Southport,Southport**
- C Two hour fire wall will not be structurally independent as required by code. What is the cost to provide the structurally independent fire wall?
Project was filed with Plan Review to include the structurally independent fire wall so that the building can be Type V-A construction.
- 15-08-01** **Project:** **WHOLE FOODS,SCHERERVILLE**
- I Need LBO & LFO notifications.
- 15-08-02** **Project:378255** **STACKS RESTAURANT,RUSHVILLE**
- C Sprinkler system will not be installed in A-2 occupancy as required by code.
- 15-08-03** **Project:** **ELSEY HALL SUPPLEMENTAL STUDENT HOUSING,FRANKLIN**
- C Four lounges will be used for sleeping rooms for the students when the residence hall is at full occupancy. These four rooms will not have emergency escape and rescue openings, which is required by code since the rooms will be used for sleeping.

- 15-08-04** **Project:** **NAPOLITAN STUDENT CENTER ACCESS CONTROL,FRANKLIN**
 C C/NVR - Delayed egress locks are prohibited on A,E, and H occupancies. This is a college "B" occupancy, possibly no variance required.
- 15-08-06** **Project:** **REINSTALLING PAINT BOOTH PBS14929FT,MISHAWAKA**
 C Spray paint booth will not have automatic fire-extinguishing system as required by code.
- 15-08-07** **Project:0** **side parking lot at 747 W 43rd St.,Indianapolis**
 VOID WITHDRAWN ON 7/9/2015
 Sent e-mail 07/09/15
 Not regulated by the state.
- 15-08-08** **Project:** **HAMPTON INN & SUITES,MICHIGAN CITY**
 I Incomplete-Filed in paper no LBO and LFO.
- 15-08-09** **Project:** **CO-ALLIANCE LLP,THORNTOWN**
 I Incomplete- paper filed. Need LBO.
- 15-08-11** **Project:376647** **Home2 Indy Pool ,Indianapolis**
 A A posted occupant load of 49 for the pool will be used in lieu of the calculated occupant load of 68, to eliminate the requirements of a second exit. 16190
- 15-08-12** **Project:0** **St. Vincent Jennings MRI Entry Enclosure,North Vernon**
 A Code requires a fire wall separation between a building and a new addition with two different construction types. The most restrictive requirements of each separation shall apply. The existing building is Type II-A construction. Vestibule 1000 will be Type II-B construction. Vestibule 1000, which is about 200 sf, will be added to the existing building, which is about 45,000 sf. 16192
- 15-08-13** **Project:0** **JATC Training Center,Indianapolis**
 A LATE REQUEST
 The lounge, vending, and break area will be open to the corridor.
 The corridor is required to be 1-hour rated and cannot be interrupted by intervening rooms unless the rooms are foyers, lobbies, or reception rooms and the rooms are constructed as required for corridors. 16214

- 15-08-14** **Project:0** **Shops at Perry Crossing,Plainfield**
- A (a) The code requires a fence for water attractions. The depth of the splash pad does not constitute a fence. 16181
- A (b) A first aid kit and a telephone will not be located within 300 feet of water attraction as required by code.
- 15-08-15** **Project:370592** **Bailey Dental,Avon**
- B Stair will not be enclosed as required by the 2008 Indiana Building Code. The 2014 Indiana Building Code permits the stair to be open. 16126
- 15-08-16** **Project:367535** **733 Loft Apartments,Indianapolis**
- B Balconies with no roof or deck above will not be sprinklered as required by the 2008 Indiana Building Code. The 2014 Indiana Building Code does not require balconies to be sprinklered if there is no roof or deck above. 16177
- 15-08-17** **Project:0** **Lincoln Industries Warehouse Addition,Boonville**
- B B- New Type II Addition will put existing Type II Building with some Type V construction, into further noncompliance, which is prohibited by code. 16179 TABLED
- 15-08-18** **Project:0** **Meridian Street United Methodist Church Entry Hall,Indianapolis**
- B Nonrated doors will be installed in existing 2-hour fire wall that is located between the original building and the 1998 addition. The doors are required to be rated. 16196
- 15-08-19** **Project:377788** **University of Indianapolis Housing,Indianapolis**
- B Nonrated doors will be installed in 1-hour corridor wall and 2-hour fire barrier wall. The doors are required to be rated. 16197
- 15-08-20** **Project:0** **Sycamore School Additions and Remodel,Indianapolis**
- B LATE REQUEST
Type II-B/noncombustible construction building was found to have approximately 2.5% of wood/steel roof joists in the existing building, which is prohibited by code. Building elements are required to be noncombustible. There will be 3,130 sq. ft., Type II-B construction added to the existing building. 16201

- 15-08-21 Project:0 Tini Expansion,Indianapolis**
- B (b) Two means of egress on the 2nd floor will be placed a distance apart of 0.3 of the overall diagonal of the area served, instead of the code required 0.5 (1/2 of the diagonal distance).
- A LATE REQUEST
(a) New exit access stairway from the 2nd floor will not be entirely enclosed as required by code and will not comply with any of the exceptions that are allowed by code. A score of "0" for vertical opening is being requested for the purpose of Chapter 34 analysis. An alternative design is offered. 16210
- 15-08-22 Project:0 IU Health Methodist Hospital Lula Elevator Replacement,Indianapolis**
- NVR If this is replacement of original installed equipment then NVR. 16194
- 15-08-23 Project:377841 Storage of America West Washington,INDIANAPOLIS**
- NVR Restrooms will not be provided in S-1 occupancy storage buildings. Indiana amendments do not require restrooms in storage buildings that are normally unoccupied, unheated, and used for storage only. Therefore, no variance is required. 16195
- 15-08-24 Project:0 Assembly Hall Renovation 20140073,Bloomington**
- C (a) Exit stairs do not meet any of the exceptions that are allowed by code and will discharge through the level of exit discharge instead of directly to the exterior of the building as required by code. 16175
- C (d) New addition of approximately 51,000 sq. ft. added to the existing 382,000 sq. ft. basketball arena will increase the fire area and population to the building, resulting in the entire fire area needing to be sprinklered. The new addition will be sprinklered with an NFPA 13 system. The existing building is not sprinklered, but will have water curtain along the line of the new addition.
- C (b) Horizontal exit between existing building and new addition will not be by a 2-hour fire-barrier, fire wall, or a horizontal assembly, as required by code. Instead, sprinkler water curtain consisting of close spaced sprinklers 6' on center will be provided on the existing building line.
- C (c) New addition with approximately 51,000 sq.ft. over 3 levels added to the existing building of approximately 382,000 sq. ft. will put the existing building into non-compliance for allowable floor area and building height, which is prohibited by code.
- 15-08-25 Project:0 Artec Environmental Addition,Indianapolis**
- C 2 story addition will be Type V-B construction with an S-1 occupancy on the first floor. S-1 occupancy is not permitted to be in the 2 story building of Type V-B construction. 16178

- 15-08-26** **Project:369667** **Penn Place Apartments,Indianapolis**
- C An interior 24" x 24" access panel will be provided in the 2-hour stair enclosure wall to provide access into the space below the 1st floor stair landing for potential future maintenance, which is prohibited by code. The code limits interior openings into stair enclosures to those necessary for exit doors. 16188
- 15-08-27** **Project:0** **Morton Senior Apartments,Indianapolis**
- D (e) Both stairs in the addition will discharge through a 1st floor corridor in lieu of a minimum of one stair discharging to the exterior as required by code.
- A (d) The existing building has a resident "game room" that is open to the corridor on the 2nd floor. Only foyers, lobbies, or reception rooms constructed as required for corridors are permitted to be open to the corridor.
- B (a) Exterior openings in each story of the existing building and addition facing across a courtyard approximately 15'8" in width, will exceed the permitted 15% of the area of each story, which is prohibited by code. 16198
- C (b) The existing stair connecting the basement, 1st, and 2nd floors will not be fully enclosed with rated construction or meet an exception permitting an unenclosed exit access stair. Why can't enclosure at basement be 2-hour rated? Will close-spaced sprinklers have draft stops?
- C (c) The existing multi-wythe brick exterior wall will be used to separate the new addition from the existing building instead of the code required fire wall.
- 15-08-28** **Project:377421** **601 and 605 Main St Interior Remodel,Lafayette**
- C (b)Three openings will be created in the party wall between buildings 601 and 605 Main Street. Both buildings are under the same ownership, but are separately platted. The code does not permit openings in a party wall.
- C LATE REQUEST
(a) New stair on 2nd floor of Building 605 will not be enclosed in fire-resistive enclosure as required by code. The rise and run, handrail, and guardrails will comply with code. 16202
- 15-08-29** **Project:0** **Trans-Plants, Inc.,Indianapolis**
- C LATE REQUEST
C/NVR- Eleven semi-trailers, used for the storage of decorations, which was placed against an existing building fifteen years ago, do not comply with the energy, electrical, and mechanical codes. In addition, there are issues with the structural and foundation. 16206

15-08-30

**Project:0 Jane Pauley Community Health Center
Renovation,Indianapolis**

- C LATE REQUEST
Egress corridors will not be fire-rated based upon an occupant load of 30 or more, as required by code. There was a previous variance granted (14-03-32) for this tenant space that permitted the corridors not to be rated. The same tenant is expanding into another space and the request is to not fire-rate the corridors. 16209

15-08-31

Project:0 66 Park Apartments,Indianapolis

- B LATE REQUEST
(a) The 2-hour fire wall on floors 2-4 of a 5 story building with an occupied roof deck will not be structurally stable as required by code. Instead, there will be closely spaced sprinklers along each side of the 2 hour fire wall on each floor level. Similar variances have been granted in the past. 16213
- B (b) The residential portion of the building will comply with Chapter 4 of the 2009 International Energy Conservation Code in lieu of the 2010 Indiana Energy Conservation Code. Similar variances have been granted in the past.
- C (c) The center stair of the building will not be enclosed in 2-hour fire rated construction where it discharges through the front lobby. A full enclosure is required. An 18-inch bulkhead will be provided at the opening to the 1st floor with close-spaced sprinklers on the lobby side of the bulkhead.
- C (d) The elevator will not be provided with a standby power generator as required by code. Instead, an area of refuge with wheelchair space will be provided at each upper floor level landing in each of the 2 remote stair enclosures.
- C (e) Five story building comprised of 4-story apartments and an on-grade open parking garage will be protected with an NFPA 13R system in the 4-story apartments, in lieu of an NFPA 13 system. An NFPA 13R system is permitted in buildings up to 4 stories in height.

15-08-32

Project:378727 Annex on 10th,Indianapolis

- C LATE REQUEST
(a) Exhaust duct will not be to the exterior. Table 403.3 of the 2014 Indiana Mechanical Code prohibits recirculation of dwelling unit kitchen air. The exhaust must go to the exterior. Section 918.6, exception 5.1 permits it if the return air intakes are located 10' or more from cooking appliances, and serve the kitchen area only. 16217
- C (b) Dwelling unit kitchen air will be returned to warm-air furnace, which is prohibited by code since the return air intake will be approximately five (5) feet from the oven/range. Code requires ten (10) feet of separation and serve the kitchen only.

- 15-08-33** **Project:375137** **The Olivia on Main,Carmel**
- A LATE REQUEST
Stairs from the first to the second level of the building will be constructed of wood. The first level podium structure is Type IA, which means the stairs are required to be of noncombustible construction. 16228
- VOID
- 15-08-34** **Project:374864** **Market Square North,Indianapolis**
- VOID
- B LATE REQUEST
Fifth level amenities floor will not have exit stairs that will accommodate the calculated occupant load of 867 persons for that floor. Instead, the exit stairs accommodate 720 persons. There will be a sign posted for a maximum of 720 persons. 16205
- 15-08-35** **Project:0** **Portage Police Station,Portage**
- A LATE REQUEST
The use of an existing building is being changed from a 2-story higher education building to a police station, which means the Risk Category will be changing from Risk Category III to Risk Category IV. Portion of the building will not comply with Risk Category IV. 16218
- 15-08-36** **Project:0** **Hilliard Lyons 3rd story addition,Evansville**
- C All buildings must comply with seismic code requirements. The request is to allow the addition of a 3rd floor addition that will increase the seismic forces on the existing structure by slightly more than 10 percent in the North/South plane. 16180
- VOID
- 15-08-37** **Project:0** **Agricor Clean House Addition,Marion**
- C (b)The 3rd and 4th floor of the new addition will only have one exit instead of two exits, which is required by code.
- C LATE REQUEST
(a)F-1 occupancy is 4 stories above grade plane, which is prohibited by code since the building will not be sprinklered throughout.

- 15-08-38** **Project:0** **Grace College Student Housing, Winona Lake**
- A LATE REQUEST
(a) The "Great Room" lounge spaces on the 1st floor, and study rooms on the 2nd and 3rd floors will be open to the corridor. The corridor is required to be 1-hour rated and cannot be interrupted by intervening rooms unless the rooms are foyers, lobbies, or reception rooms and the rooms are constructed as required for corridors. 16226
- C (b) Enclosed exit stairs will discharge through the 1st floor lobby instead of directly to the exterior of the building as required by code.
Is the upgrade to the NFPA 13 system enough to offset the noncompliance?
- 15-08-44** **Project:0** **Rivera 1200E Home Remodel, SHERIDAN**
- A Showers are required to have a 6'8" ceiling height. Instead, the minimum ceiling height at the center of the front clearance area for the tub shower is 6'5".
- A Bathrooms are required to have a minimum of 6'8" height at the center of the front clearance area for fixtures. The height above the garden tub starts at 7 feet over the area with the drain and faucet. The entrance over the midpoint of the tub is approximately 6'5 inches and the end of the tub tapers to approximately 5'3" where the head rest is. 16182
- 15-08-45** **Project:0** **North Tower Penthouse Renovation & Expansion, Muncie**
- B Existing pneumatic tubes and transfer station will be located within the newly enclosed elevator machine room, which is prohibited by code.
Only machinery and equipment used directly in connection with the elevator is allowed. 16191
- 15-08-46** **Project:0** **Schrock Furniture, Goshen**
- B A sprinkler system will not be provided in this woodworking facility.
Instead, a dust collection system meeting the requirements of NFPA 664 will be installed. Similar variances have been granted in the past. 16193
- 15-08-48** **Project:377396** **Storage OF America Shadeland, INDIANAPOLIS**
- NVR LATE REQUEST
NVR- Restrooms will not be provided in S-1 occupancy storage buildings. Indiana amendments do not require restrooms in storage buildings that are normally unoccupied, unheated, and used for storage only. Therefore, no variance is required.
- 15-08-49** **Project:377845** **PWP 800 15 122697 Monticello Salt Building, Monticello**
- A LATE REQUEST
The building will neither have openings every 50 linear ft or fraction thereof on at least one side, nor will the building be sprinklered. The code requires one or the other. 16220

