

STAFF REPORT

Report Date: 01/27/2017

"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

16-11-02	Project:	TEMPORARY SALES TRAILERS,INDIANAPOLIS
C	17196	
		TABLED BY COMMISSION 01/04/17. TABLED BY COMMISSION 12/06/16. TABLED BY COMMISSION 11/02/16.
		The code prohibits tents from being up for more than 30 days in the same location. The request is to allow the tents to be up for more than 30 days. Proponent states tents will be staked down per industry standards and code, flame resistant, has no sidewalls, and will be regularly maintained by American Tent and Awning. How long will the tents be there? *****PAPER FILING*****
16-11-52	Project:382508	Morphey Construction Office Remodel,Indianapolis
C	17198	
		TABLED BY COMMISSION 01/04/17. TABLED BY COMMISSION 12/06/16. TABLED BY COMMISSION 11/02/16.
		The code requires dining and working surfaces to be a maximum of 34 inches above the floor. The request is to allow the break room/kitchenette counter top and sink to be 36 inches above the floor.

- 16-12-03** **Project:** **PROVIDENCE AT OLD MERIDIAN,CARMEL**
 C 17221

 TABLED BY COMMISSION 01/04/17.
 TABLED BY COMMISSION 12/06/16.

 The code requires DACT to have the primary means of transmission by a telephone line connected to the public switched network. The request is to allow a fire approved cellular communicator that will test every five minutes into the central monitoring station to be installed, in lieu of the telephone line.

 *****PAPER FILING*****
- 16-12-05** **Project:379334** **WEST BROADWAY SHOPPING CENTER,PRINCETON**
 C 17232

 TABLED BY PROPONENT 01/03/17.
 TABLED BY COMMISSION 12/06/16.

 The code prohibits exiting through stockrooms of M occupancy (retail), unless there is a minimum 44-inch-wide aisle that is created by a full or partial-height fixed wall or something similar. The request is to allow painting on the floor to define the 44-inch-wide aisle.

 *****PAPER FILING*****
- 16-12-13** **Project:** **MEMORY CARE UNIT DISGUISED DOORS,BROWNSBURG**
 C 17260

 TABLED BY COMMISSION 01/04/17.
 TABLED BY COMMISSION 12/06/16.

 The code prohibits means of egress doors from being concealed by mirrors, curtains, drapes, decorations or similar materials. The request is to allow a rear exit door leading to the outside to be painted to look like a book case, to conceal or confuse the dementia and Alzheimer residents.

 *****PAPER FILING*****
- 16-12-14** **Project:** **MAPLE LANE METALS,GRABIL**
 I 17267

 TABLED BY COMMISSION 01/04/17.
 TABLED BY COMMISSION 12/06/16.

 INCOMPLETE - CODE and SECTION.

- 16-12-39** **Project:0** **Developer Village Evansville,Evansville**
- C TABLED BY COMMISSION 01/04/17.
- (b)The code requires covered kiosks to have automatic sprinkler systems installed under them. The office kiosks will not be protected with the sprinkler system. Instead, each kiosks will be equipped with a hand held fire extinguisher located near the door. The building itself is sprinklered. Similar variance was granted in the past with the condition "units are to be inspected when they are moved".
- C 17222
- TABLED BY COMMISSION 01/04/17.
TABLED BY COMMISSION 12/06/16.
- (a)The code prohibits extension cords and flexible cords to be a substitute for permanent wiring. They should only be used for portable appliances. The request is to allow the use of extension cords for permanent wiring that will be plugged into 8x10 small buildings,used for employee offices, located inside of the warehouse. Similar variance was granted in the past. How many units are there?
- 17-01-01** **Project:** **REMODEL BLOCK GARAGE WITH METAL ROOF,ROSSVILLE**
- I 17335
- TABLED BY COMMISSION 01/04/17.
- INCOMPLETE - LFO
- C- The code does not permit Rule 13 to be used to convert Class 2 accessory structures into Class 1 structures. The request is to allow a 672 sq. ft. garage to be converted into a retail shop to sell antiques and possibly converted into an office in the future.
- *****PAPER FILING*****
- 17-01-03** **Project:0** **New Beginnings Life Center,Indianapolis**
- A 17225
- The code limits the travel of vertical platform lifts to 14 feet. The request is to allow the platform lifts to have approximately 22 feet of travel. The director of Elevators Division does not oppose the additional travel since it is in an enclosed runway.

17-01-13 Project:0 L.A.D.A. ,Fort Wayne

C 17302

TABLED BY COMMISSION 01/04/17.

The code requires a sprinkler system to be installed throughout buildings with a Group I fire area. The request is to not provide a sprinkler system in a Group I-4 daycare facility. Automatic fire alarm system will be installed, smoke detection will be installed in all public, private, storage, and mechanical/electrical spaces. Heat detection will be installed throughout the building and entire attic space. Building is changing its use. Proponent states a sprinkler system will be put in place within the next 24-36 months.

17-01-16 Project:0 Whipoorwill Hill Farm Event Barn,Bloomington

C (b) Chapter 34 Analysis will be used to change a two story barn into an event space, which is prohibited by code. The 1st floor is 2,988 square feet and the 2nd floor is 2,389 square feet. Structural evaluation is included. Maximum travel distance is 90 feet, code permits 200 feet.

C 17317

TABLED BY COMMISSION 01/04/17.

(a)The code requires plumbing facilities to be provided. The request is to allow portable restroom trailers to be used in lieu of constructing permanent restrooms. Proponent states currently there is no water provided to the site. The existing well on the property is dry. Drinking water will be provided. Similar variances have been approved in the past.

17-01-20 Project:0 Georg Utz Building Addition,Edinburgh

C (b)The code prohibits additions to buildings or structures plus the existing building or structure from exceeding the height, number of stories, and allowable area for a new building or structure. The request is to allow an 85,000 sq. ft. addition to be put to the existing 79,110 building causing it to be over area for Type II-B construction. How much will the building be over area?

C 17323

(a) The code requires a sprinkler system to be provided throughout all buildings with a Group F-1 or S-1 fire area that exceeds 12,000 sq. ft. and also due to high pile combustible storage being in the warehouse. The request is to not sprinker the building. The request is to allow an 85,000 sq. ft. addition to not be sprinklered. Fire alarm system will be provided. Existing 2-hour fire barrier will be extended to addition and noncombustible wall separation will be extended to addition.

17-02-01 **Project: JOHNNY'S MARKET,INDIANAPOLIS**
C 17360

The code prohibits tents from being up for more than 30 days in the same location. The request is to allow the tents to be up from mid-April to days before Christmas for all future years. Proponent states this same set up was done for the last three years with no problems.

*****PAPER FILING*****

17-02-02 **Project: 2 SETS OF DISGUISED DOORS ON MEMORY CARE**
C 17388 **HALLWAY,INDIANAPOLIS**

The code prohibits means of egress doors from being concealed by mirrors, curtains, drapes, decorations or similar materials. The request is to allow one set of doors to have a wall papered mural and the other to have a painted scene, in order to keep the memory care residents from getting out the building. There are key pads next to both sets of locked doors to unlock the doors. Doors will unlock once fire alarm sounds.

*****PAPER FILING*****

- 17-02-03** **Project:** **CITY COUNTY BUILDING PLAZA
RENOVATION,INDIANAPOLIS**
- A (C) The code requires all water attractions to be enclosed by a 6 feet fence, wall, building, or something similar. The request is to not provide the enclosure. Proponent states the water feature is a walkable surface with near zero depth.
- A (a) The code requires(1)twenty-four unit first aid kit, within 300 feet of each water attraction. The request is to allow an interactive water feature to be installed without having the first aid kit. Proponent states the water feature is within 300 feet from the Marion County Sheriff's Department where there is a first aid kit in the building, but the building is not open to the public during all hours of the water feature operations. There is an intercom at the building's entrance where one can talk to an employee.
- *****PAPER FILING*****
- A (b)The code requires a telephone to be located within 300 feet of the water attraction, with posted names and emergency numbers for the nearest police, fire, and emergency responders or 9-1-1, or both. The request is to not install telephones. Proponent states Marion County Sheriff's Department maintains a phone in the building, but the building is not open to the public during all hours of the water feature operations. There is an intercom at the building's entrance where one can talk to an employee.
- A (d) The code requires all water attractions to be provided with restrooms, drinking fountains, and showers. The request is to not provide the fixtures. Proponent states the City County Building is adjacent to the water feature and has the fixtures, but the building won't be open outside of the building's operating hours.
- 17-02-04** **Project:0** **Downtown SB Courtyard,SOUTH BEND**
- B 17291
- Schindler Elevator will utilize 6mm steel wire governor rope instead of the required minimum diameter of 9.5mm.
- 17-02-05** **Project:0** **UND WALSH HALL,SOUTH BEND**
- B 17208
- TABLED BY COMMISSION 01/04/17.
- Schindler Elevator will utilize 6mm steel wire governor rope instead of the required minimum diameter of 9.5mm.
- 17-02-06** **Project:0** **QUEEN OF ALL SAINTS,Michigan City**
- B 17292
- Schindler Elevator will utilize 6mm steel wire governor rope instead of the required minimum diameter of 9.5mm.

- 17-02-07** **Project:0** **360 Market Square,Indianapolis**
 C 17304
 TABLED BY COMMISSION 01/04/17.
 (a)The code requires a Class C pool to have a minimum depth of water in the shallow end of the main swimming area of 3 feet. The request is to allow the minimum depth to be 3 feet 6 inches. There's an 8 inch sun deck area in the shallow end with steps leading to the main swimming portion of the pool which causes the 3 feet 6 inches. This area is not a swimming area. Steps with safety stripe and rails would delineate the transition point between the two areas.
 C TABLED BY COMMISSION 01/04/17.
 (b)The code requires the circulation system in Class B and C pools, that has a wading area, to have a turnover time of (2) hours. The request is to allow the turnover time to be 5.28 hours.
- 17-02-08** **Project:0** **Lofts at Haute Maison, Terre Haute**
 B (b) MRL Technology
 B 17310
 TABLED BY COMMISSION 01/04/17.
 (a) MRL Technology
- 17-02-09** **Project:382616** **Outpatient Therapy Ortho And Chiro Services,Washington**
 B 17355
 (a)The Gen 2 at 200 system is designed to be compliant with A17.1, 2007 with exception of components such as the alternate speed reducing switch technology which has A17.7 (AECC) approval.
 B (c)ACLA buffers will be used in place of spring buffers.
 B (d) There will be seven (4) GEN2 elevators utilizing belts. Otis machine number 633883.
 B (b) This GEN2 Installation will utilize a 6.3 mm (1/4") diameter governor rope.
- 17-02-10** **Project:0** **NSSX Corp. Headquarters,Bloomington**
 B 17357
 (a) KONE EcoSpace Elevators with a capacity of 3,000-5,000# will utilize 8mm steel wire rope suspension cable instead of the required minimum diameter of 9.5mm.
 B (b) KONE EcoSpace Elevators with a capacity of 3,000-5,000# utilize 6mm steel wire governor rope instead of the required minimum diameter of 9.5mm.

- 17-02-11** **Project:0** **window variation 2020 E 2nd street,Bloomington**
 A 17358
- The code of record, 1987 One and Two Family Dwelling Code, required every sleeping room windows to have an openable area of 4.75 sq. ft., clear width of 18 inches, clear height of 24 inches, and maximum sill height of 48 inches above floor. The request is to allow the 15.8 inches x 9.6 inches north east bedroom window and the 11.6 inches x 8.7 inches east bedroom window to have an openable area of 3.78 sq. ft., 15.5 inches width, 35 inches height, and 48 inches sill height. The 15.0 inches x 14.0 inches northeast bedroom window and the 11.9 inches x 12.9 inches southeast bedroom window will have a 4.23 sq. ft. openable area, width 14 inches, height 43.5 inches and sill height 36.5 inches.
- 17-02-12** **Project:0** **EDEO Self Storage Fishers,Fishers**
 B (b)MRL Technology
 B 17363
 (a) MRL Technology
- 17-02-13** **Project:388516** **Oakwood Health Campus,TELL CITY**
 A 17368
- The code permits waiting area and similar spaces to be open to the corridor. The request is to permit the craft/ activity area and café to be open to the corridor in the nursing home, I-2 Occupancy. No stoves, ovens, or fryers are in the areas open to the corridor.
- 17-02-14** **Project:0** **Georg Utz Building Addition,Edinburgh**
 B 17371
- The code prohibits additions to buildings or structures plus the existing building or structure from exceeding the height, number of stories, and allowable area for a new building or structure. The request is to allow an 85,000 sq. ft. warehouse/production building to be put to the existing 79,110 sq. ft. warehouse/production building, which will put the existing building in noncompliance for allowable area for Type II-B construction. Addition will be fully sprinklered as required. A noncombustible draft curtain with a minimum depth of 4 feet will be provided at the ceiling level between the existing building and the addition.

- 17-02-15** **Project:0** **Top Golf,Fishers**
 B 17373
 (a) MRL Technology
 B (b) MRL Technology
- 17-02-16** **Project:0** **Jasper High School Storage Platform,Jasper**
 A 17378
 The code requires two exits from the second story when the exit access travel distance exceeds 75 feet. The request is to allow the 1,450 sq. ft. level that is constructed within an existing room, to be considered a platform, and allow a single stair from it. It will be made out of steel and will be used for storage of auditorium stage items and various other items. Proponent states the area will be used by school staff only, travel distance is 85 feet. Building is sprinklered. Sprinklers will be extended to the underside of the new storage platform, as required if considered a platform.
- 17-02-17** **Project:0** **LaGrange United Methodist Church,LaGrange**
 A 17379
 The code prohibits additions to buildings or structures plus the existing building or structure from exceeding the allowable area for a new building or structure based on its construction type. The request is to allow an 840 sq. ft. canopy addition to be put on an existing 23,277 sq. ft. 2-story and a basement church building of Type III-B construction, without having to add a 3-hour fire wall between the existing building and the canopy. Canopy will be used for weather protection for entry into the building.
- 17-02-18** **Project:0** **Carton Craft - 2017 Addition,New Albany**
 B 17380
 The code limits the aggregate width of openings at any floor level of a fire wall to a maximum of 25%. The request is to allow the entire length of the connecting wall of the new 57,000 sq. ft. warehouse addition to an existing 322,534 sq. ft. building, to be open for movement of product and forklift traffic. Addition is noncombustible. Close spaced sprinklers will be provided on each side of the opening. Existing non-combustible wall will be kept to form a draftstop at the opening. Existing building is fully sprinklered. New addition will be fully sprinklered also as required.

17-02-19 **Project:0** **Lakeshore Dunes Apartments,Gary**
C 17314

TABLED BY COMMISSION 01/04/17.

Variance was granted in 2013 for the Marquette Apartments to allow the removal of standpipe hoses, and be replaced with a collar that would allow the fire department to hook up their own hoses. This same change was made at Lakeshore Dunes Apartments, without a variance. Proponent states fire official is requesting that the collars be removed and fire hoses be re-Installed at the Lakeshore Dunes Apartments. The request is to allow the collars to remain in place at the Lakeshore Dunes Apartments and not have to re-install the fire hoses.

17-02-20 **Project:0** **Proposed Professional Building - Village Center**
C 17388 **Shoppes,Carmel**

TABLED BY COMMISSION 01/04/17.

The code requires live/work unit to be provided with a monitored fire alarm system and an automatic sprinkler system. The request is to not provide either, but provide a two hour fire-rated separation wall between the business area and the garage and a two hour fire-rated floor ceiling assembly between the business on the first floor and the residence on the second floor.

- 17-02-21** **Project:377372** **Cummins Indianapolis Distribution
Headquarter,Indianapolis**
- C (c) The code requires guards to be provided parallel to each stair riser. The request is to allow the guards to be omitted since the stair risers are used for casual seating and not egress stairs.
 - C (b) Where stair tread or riser nonuniformity exceeds 0.188 inch, the code requires a distinctive marking stripe to be provided on each tread adjacent to the nonuniform stair tread or riser. The request is to allow the striping to be omitted. Proponent states the stair risers are for casual seating as a social hub for employees. The stairs adjacent to the seating risers are egress stairs and comply with the tread and riser requirements.
 - C 17356

(a)The code requires high forward reach range for objects to be a maximum of 48 inches above the floor. The request is to allow the reach range for the kitchen hood pull station, snap switch, and basement light switches to be 50 inches above the floor, in lieu of 48 inches. Proponent states the areas will be closed to the public. Building is complete.
- 17-02-22** **Project:0** **Elite Air Trampoline Park,Newburgh**
- C 17359

The code requires ramps used as part of a means of egress to have a running slope not steeper than 1:12. The request is to allow the Trampoline Park to have ramps that are steeper than the 1:12 slope. Proponent states wheel chairs are not allowed on trampoline platforms.
- 17-02-23** **Project:385188** **Double Tree By Hilton Conversion,LAFAYETTE**
- C 17361

The code permits Class 1 manual dry standpipes to be located in open parking garages that are subject to freezing temperatures. The request is to allow a manual dry standpipe to be located in a heated stairwell, with fire department connection on the exterior wall of the building.

- 17-02-24 **Project:381262** **Tom Wood Ford Addition and Renovation,Carmel**
 C 17367
- The code requires sprinklers to be installed under fixed obstructions over 4 ft. wide. The request is to not install sprinklers under the new open monumental stair. The building is fully sprinklered except for this area. Stair is noncombustible, open on all sides, and will have no occupied space below the stair.
- 17-02-25 **Project:0** **16th Street Condominiums,Indianapolis**
 C 17370
- The separation for the 4-story Type V-A building will consist of a combination of the 3-hour horizontal/vertical separation from the podium on the 1st floor, and a 2-hour fire barrier separation from the remainder of the Type VA construction on floors 2-4, in lieu of a fire wall. Building will be fully sprinklered with NFPA 13R for Type V-A building and NFPA 13 for Type I-A building. Variances have been granted in the past for the use of fire barrier in lieu of fire walls for R-2 occupancy.
- 17-02-26 **Project:0** **Trinity Metals,Indianapolis**
 C 17372
- The code requires emergency detection, emergency communication, or fire or explosion systems, and all parts thereof, to be maintained. The request is to allow 61,740 sq. ft. of the existing building's 90,000 sq. ft. to have its sprinkler system disconnected. Per the proponent, this was done at the request of the Warren Township Fire Department due to the building having areas that process and package magnesium scrap, which is highly reactive in the event of getting wet. Proponent states Indianapolis Fire Department has cited the disconnection. Remainder of building is fully sprinklered and is separated with 3-hour fire wall. Placard is provided at the entrance of building stating not to use water in the event of a fire. Entire process and storage is noncombustible. Building is Type II-B construction.
- 17-02-27 **Project:0** **Johnston Elementary School Special Needs Classroom,Highland**
 C 17381
- The code prohibits delayed egress locks from being on doors of Group E occupancies. The request is to allow a delayed egress lock to be installed on the door that leads to the exterior from a special needs classroom. Proponent states the door in question leads to the parking lot/street, which is a safety risk to the students. The door will unlock upon actuation of the building fire alarm system or loss of power to the device.

17-02-28 **Project:389197 Burger Fuel,INDIANAPOLIS**
 C 17390

The code prohibits exterior openings in walls located on lot line. The request is to allow (3) existing exterior windows in the north exterior wall on an interior lot line, to have block infill removed, and allow one of the openings to be enlarged to create a walk-through opening that will lead to an exterior patio area. Proponent states lot to the north of the building is under the same ownership as this building.

17-02-29 **Project:0 Eskenazi Museum of Art Renovation,Bloomington**

B (b) The code requires corridors in Group B and A occupancies to be 1-hour rated when the occupant load served by the corridor exceeds 30 and the building is not fully sprinklered. The request is to allow the corridors to not be rated. The only area that will not be sprinklered is the 3 story atrium. The existing fire sprinkler system will be updated as needed and the art galleries will be protected with a new fire suppression system. Proponent states atrium is a noncombustible space. A new emergency voice/alarm communication fire alarm system will be provided including smoke detection.

A 17395

(a) The code requires stairs to have a riser height of 7 inches maximum and 4 inches minimum with a run of 11 inches minimum. The request is to allow the existing stair in the east wedge to be reconstructed between the second and third floors to align with the modified floor creating a rise of 7 1/2 inches and a run of 10 inches to match the existing stair rise and run, which would allow occupants to maintain a rhythm when using the stairs. New handrails will be code compliant.

17-02-30 **Project:389188 Renovations Our Lady of Mount Carmel,CARMEL**

C 17389

The code limits horizontal exits to no more than 1/4 of the total number of exits or exit width when there are two or more exits required. The request is to allow all the exits, except for one to be a horizontal exit. Four exits will be horizontal. One will be directly to the exterior. Existing condition is three exits are horizontal. Two exits are directly to the exterior.

- 17-02-31** **Project:388435** **Bub's Buns,CARMEL**
- C (b)The code requires fire apparatus access road to extend within 150 feet of all portions of the building. The request is to allow approximately half of the west exterior wall to not be within the 150 feet. Per proponent, at the request of the fire department, doors will be provided in the connector between the two (2) buildings to allow immediate access to the west side of the building from the east side. Fire alarm and detection system will be installed throughout the connected buildings. Building has existing septic field on the south side, well head on the west side, and terrain irregularities on the north side, which makes it hard to extend the fire access to the west side of the building.
- NVR 17376
- (a) The code requires a 2-hour fire barrier between a B and S-2 occupancy when evaluating as separated occupancies. No fire barrier is required if evaluating using the nonseparated occupancies provision as long as the entire building complies with the most restrictive occupancy. Per the proponent, the entire building complies with the most restrictive occupancy.
- 17-02-32** **Project:0** **Goshen Courthouse,Goshen**
- C 17387
- The code prohibits delayed egress locks from being on means of egress doors of Group A occupancy. The request is to allow a delayed egress lock to be installed on all exterior exit doors from the courthouse building to keep unauthorized occupants from leaving the courthouse without notifying law enforcement. Doors will unlock automatically upon loss of power or activation of the sprinkler or smoke detection system and will unlock in an irreversible process within 15 seconds after the panic hardware has been pushed on to exit and 15 seconds after activation of a manual pull station.
- 17-02-33** **Project:0** **Yurt Base Platform & Restrooms,Brownstown**
- C 17388
- The code requires a sprinkler system to be installed in Group R occupancies. The request is to allow the sprinkler system to be omitted in the 2 yurt buildings, R-3 occupancy, and 710 sq. ft. of Type V-B construction. The yurt will sleep 22 people and will be used as seasonal sleeping cabins. Two exits are provided. Maximum travel distance to an exit is 25 feet, 200 feet is permitted. Cabins will be moved in approximately 5 years. No adequate water supply.
- 17-02-34** **Project:1550** **Rock City Lofts,Wabash**
- B 17362
- (a) MRL Technology
- B (b) MRL Technology

17-02-35

Project:0 Biltwell Event Center,Indianapolis

- C (c) The code requires all buildings and structures to be maintained in compliance with the code(s) in effect when constructed, installed, or altered. The request is to allow the building that was converted from a warehouse/manufacturing use, to an event facility in 2015, to continue its operation until necessary permits and design releases are obtained and construction completed, to rectify the issues that were cited by the code officials.

- C 17393

(a) Utilities serving the stair enclosure and required exit doors in the stair enclosure are allowed per code. The request is to allow electrical panels to be installed within the northwest stair enclosure. Building is existing, sprinklered, and protected with a detection system throughout that is connected to the fire alarm system, which is not required by code for new construction.

- C (b) The code requires all categories to have a score of zero or more in order to pass the Chapter 34 evaluation. The request is to allow additional points to pass the revised Chapter 34 analysis: 9.6 points for Fire Safety, 10.1 points for Means of Egress, and 9.6 points for General Safety. Building was converted from a warehouse/manufacturing building to an event facility.

