

STAFF REPORT

Report Date: 12/02/2019

"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

19-05-82

Project:0 Berry Event Barn, Greencastle (FPBSC)

C (c) The code requires a sprinkler system to be provided in Group A-2 occupancy where the fire area has an occupant load of 100 or more or the fire area exceeds 5,000 sq. ft. The request is to allow the sprinkler system to be omitted. Per the proponent, the calculated occupant load is over 415 persons. A self-imposed occupant load a maximum of 250 will be posted. Property is on a well.

C 19356

TABLED BY COMMISSION 09/04/19.
TABLED BY PROPONENT 07/24/19.
TABLED BY PROPONENT 07/01/19.
TABLED BY COMMISSION 06/04/19.
TABLED BY COMMISSION 05/09/19.

(a) The code requires sites, buildings, structures, facilities, elements, and spaces to be accessible to person with physical disabilities. The request is to allow an accessible ramp to be omitted to access the lower area of the main room of a barn that was constructed in the 1850's. Proponent states the owner has family members that access the space with no problem via wheelchair. Temporary ramp will be provided for guests that need accessibility. Has structural analysis been done? Has this project been filed with Plan Review?

C (b) The code requires the number of occupants to be computed based at the rate of one occupant per unit of area. Proponent states based on 7 sq. ft. per occupant, the calculated occupant load for the area will be over 415 persons requiring an automatic sprinkler system. Proponent is requesting to have a self-imposed occupant load of a maximum of 250 persons in the building. The occupant load in the upper level will be limited to a maximum of 49 persons. Three exits will be provided in order to reduce travel distance.

19-08-06

Project:0 KOKOMO DOWNTOWN BUILDING, KOKOMO (FPBSC)

B 19580

TABLED BY COMMISSION 09/04/19. (NEED OWNER'S SIGNATURE)

Steel coated belts will be used as the suspension means.

19-10-04

C

Project: Old Fam Apartments, Elkhart (IDHS)

19794

The code requires a common vent to be permitted in multistory installations to vent Category I appliances located on more than one floor level, provided that the venting system is designed and installed in accordance with approved engineering methods. The request is to allow new furnaces to be vented through a common vent system as the previous furnaces. Proponent states City of Elkhart will not issue an approved final inspection.

*****Paper Filing

19-10-24

C

Project:0 Overmeyer Heritage Barn Event Center, Culver (FPBSC)

19725

The code requires an automatic sprinkler system shall be provided for Group A-2 occupancies. The request is not to provide the existing structure with a sprinkler system.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the November 7, 2019 meeting.

19-10-33

D

Project:0 Blue Olive Cafe, Milan (FPBSC)

19795

The code requires an automatic sprinkler system to be provided for Group A-2 occupancies. The request is not to provide a system.

Fire hazards would most likely occur in the central part around the kitchen cook area. Panic hardware will be installed on the existing door ways to ensure that egress is easily navigated.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the November 7, 2019 meeting.

19-10-41

Project:0 Roanoke Elementary School, Roanoke (IDHS)

C B- (b) Elevator will utilize 8mm steel wire rope suspension cable instead of the required minimum diameter 9.5mm.

C 19688

B- (a) Elevator will utilize 6mm steel wire governor rope instead of the required minimum diameter of 9.5mm.

19-12-01

Project:0 About Face Spa and Salon, (IDHS)

C 19860

The GAR prohibits existing buildings using Rule 13 from allowing the public to use basements. Proponent states the building was bought as commercial property and the public was using the basement. Basement has exit to outside and first floor.

*****Paper filing

19-12-12

Project:219399 Hub & Spoke, Fishers (IDHS)

B 19823

(a) The pressure switch function is included with system pressure monitoring. The MRL Hydro design is provided with an electronic pressure transducer with remote LCD display located at the 2nd landing service panel accessible from outside of hoistway.

B 19823

(b). The manual shutoff valve is replaced with an electronically assisted valve operated by a constant pressure key switch located in the service panel.

The manual lowering valve is replaced with electronically assisted valve operated by a constant pressure key located in the service panel.

System pressure monitoring is accomplished via an electronic pressure monitoring arrangement.

19-12-13

Project:0

Union at Washington, Kokomo (IDHS)

B

19824

(b)The manual shutoff valve is replaced with an electronically assisted valve operated by a constant pressure key switch located in the service panel.

The manual lowering valve is replaced with electronically assisted valve operated by a constant pressure key located in the service panel.

System pressure monitoring is accomplished via an electronic pressure monitoring arrangement.

B

19823

(a) The pressure switch function is included with system pressure monitoring. The MRL Hydro design is provided with an electronic pressure transducer with remote LCD display located at the 2nd landing service panel accessible from outside of hoistway.

19-12-14

Project:406408

P R Mallory Redevelopment, INDIANAPOLIS (IDHS)

B

19826

B- (a)The pressure switch function is included with system pressure monitoring. The MRL Hydro design is provided with an electronic pressure transducer with remote LCD display located at the 2nd landing service panel accessible from outside of hoistway.

B

19826

b)The manual shutoff valve is replaced with an electronically assisted valve operated by a constant pressure key switch located in the service panel.

The manual lowering valve is replaced with electronically assisted valve operated by a constant pressure key located in the service panel.

System pressure monitoring is accomplished via an electronic pressure monitoring arrangement.

19-12-15

Project:0

H2HG Fort Wayne, Fort Wayne (IDHS)

B

19827

B- Elevator utilize 6mm steel wire governor rope instead of the required minimum dia. of 9.5mm.

19-12-16

Project:0

DePauw Residence Hall, Greencastle (IDHS)

B

(a) Approval for an alternate method suspension of the Evolution MRL (EVO) series of elevator to the ASME A17.1 2007 code year is being requested.

B

B- (b) Approval for an alternate method suspension of the Evolution MRL (EVO) series of elevator to the ASME A17.1 2007 code year is being requested.

19-12-17

Project:401800 THE KENT, CARMEL (IDHS)

A

19836

The code permits the ceiling membrane of 1- and 2-hour fire 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 and 2018 edition of the International Building Code.

19-12-18

Project:0 Lilly Library Renovation, Bloomington (IDHS)

C

19838

The code requires a 7'-6" minimum ceiling height. The request is to allow existing headroom clearance of 6'-4" where the beam traverses the new circulation path.

Signage will be provided at both sides of the beam to provide adequate warning of low clearance.

The building will be fully sprinkled with an NFPA 13 system as part of the project.

The building will be protected with an NFPA 72 fire alarm system with smoke detection throughout as part of the project.

The door south of the beam will be alarmed and is not used other than as the required secondary means of egress and service access by employees. Public access to the lecture space is via Elevator #2 and Stair 099B. Elevator #1 & Corridor 099D are staff only.

19-12-19

C

Project:397230

HAMILTON, CARMEL (IDHS)

19840

The code requires a water closet not to be set closer than 15 inches from its center to any side wall. The request is for the water closets in the apartments on the 2nd floor to be 13-14 inches from the centerline to the wall.

19-12-20

A

Project:403055

Wagon Works Apartments, HUNTINGBURG (IDHS)

19844

The code requires membranes that are part of a horizontal assembly be of fire rated. The request is for ceiling membrane to be interrupted by the double top plate of an interior partition sheathed with Type X gypsum board. The construction complies with this provision.

19-12-21

C

Project:0

Hall Render, Indianapolis (IDHS)

19847

The code requires doors to be readily openable from the egress side without the use of a key or special knowledge or effort. The request is for a key fob devices to be provided on the doors leading from the elevator lobby into the tenant space on the 3rd & 4th floors.

The fob devices will unlock upon activation of the sprinkler system, fire alarm system, or upon loss of power controlling devices.

The 3rd & 4th floors are private offices and not open to the general public.

The building is sprinklered throughout in accordance with NFPA 13.

The building has an existing fire alarm system throughout.

19-12-22

Project:409990

Flats at 610, BLOOMINGTON (IDHS)

C

19848

The code requires openings in exterior walls to comply section based on fire separation distance and degree of opening protection. The request is for the area of non-rated openings in the north exterior wall to exceed that permitted based upon fire separation distance.

The exterior wall facing the north property line will have over 25% non-rated openings on the 1st and 2nd floor (2nd & 3rd floors above grade plane), with less than 20 feet of fire separation to the property line. The 1st floor will have 25.02% openings and the 2nd floor will have 32.04% openings.

The building will be protected throughout with a sprinkler system per NFPA 13R.

A quick response sprinkler will be located at the ceiling level within 12 inches horizontally of exterior openings in the north wall that are facing the property line with less than 20 feet of fire separation.

19-12-23

Project:0

Center Grove, Greenwood (IDHS)

A

19849

The code requires all elements and spaces to be designed for wheelchair accessibility. The request is to not design for accessibility. Elements and spaces for use by fire fighting personnel, including bunk rooms, bathing/toilet rooms, locker facilities, and kitchen area.

The lack of accessibility for the elements noted will not be adverse to public welfare.

Accessible restrooms will be provided for use by staff on the 1st floor.

Emergency personnel are required by State law to be physically able as emergency responders. All employment positions available to the physically disabled and areas accessed by the general public will be provided with fully accessible facilities, as required.

19-12-24

Project:397299

Zores Towing Building 7, INDIANAPOLIS (IDHS)

C

19850

The code requires handrails shall extend horizontally above the landing 12 inches minimum beyond the top and bottom of ramp runs. The request is to have the handrails to be 7 inches in lieu of the required 12 inches.

This was discovered after completion of the stairs and handrail installation. The door location prevents extending the handrail extension any further.

The 3rd level is only for file storage and most likely a person with boxes of files would not be utilizing the handrail. The intent of this section is for the occupant to grasp securely a handrail beyond the last riser. In this scenario this area is not normally occupied except when an employee needs to place files in storage, which would require both hands, thus handrail extension serves no purpose. Handrail is returned to wall as required.

19-12-25

Project:0

Vibra Hospital, Mishawaka (IDHS)

B

19661

B- Schindler Elevator will utilize 6mm steel wire governor rope instead of the required diameter of 9.5mm.

19-12-26

Project:409692

Tippecanoe County Fairground Improvement PH 2, LAFAYETTE (IDHS)

C

19702

The code requires stair riser heights to be 7 inches maximum and 4 inches minimum and run to be 11 inches minimum. The request is to allow ship's ladders that do not meet the rise and run requirements to be used to access and egress two observation mezzanines. Proponent states the 263 sq. ft. mezzanines will be used for security purposes and will be occupied by a maximum of two people during concerts and special events and will be unoccupied the rest of the time.

19-12-27

Project:407252

Delco Project Panther, WHITESTOWN (IDHS)

B

19714

(a)The pressure switch function is included with system pressure monitoring. The MRL Hydro design is provided with an electronic pressure transducer with remote LCD display located at the 2nd landing service panel accessible from outside of hoistway.

B

19714

(b)The manual shutoff valve is replaced with an electronically assisted valve operated by a constant pressure key switch located in the service panel.

The manual lowering valve is replaced with electronically assisted valve operated by a constant pressure key located in the service panel.

System pressure monitoring is accomplished via an electronic pressure monitoring arrangement.

19-12-28

Project:0 Phi Kappa Psi Fraternity House - Valparaiso, Valparaiso (IDHS)

- C (b) The code limits the area of a mezzanine to 1/3 the area of the rooms located area. The request is for the sleeping lofts to be provided in four rooms of the new fraternity. The area of the sleeping loft (95 sf) is 63% of the main floor area of the room (151 sf).

The permanent sleeping lofts are safer than wooden lofts built by the residents after the building is constructed.

The building will be protected with an automatic sprinkler system per NFPA 13R, including under the permanent sleeping lofts.

The loft room will be open to the area below.

The sleeping loft will have a headroom of 96 inches, code requires at least 80 inches.

Smoke alarms will be provided within the sleeping unit in compliance with IBC requirements.

Maximum travel distance from any of the lofts to the egress corridor will be 50 feet - code permits up to 125 feet.

- C 19851

(a) The code requires stairways serving occupied portions of a building the comply with requirements of section. The request is for a permanent ladder will be used to access the 95 square foot permanent sleeping lofts in four sleeping rooms in lieu of a stair complying with Sec. 1009.

The permanent ladder to access the sleeping lofts is safer than a wooden loft and ladder built by the residents after the building is constructed.

The ladder will have handrails on each side, a tread width of 24-26", a tread depth of 6", and will be inclined 60-75 degrees.

The ladder will be used to access the 2-person sleeping loft.

The use of the permanent ladder in lieu of a stair is not adverse to public health, safety, or welfare based upon serving 2 occupants, being of permanent construction, having handrails, and having a tread width of at least 24" and tread depth of 6".

19-12-29

Project:404962 Samaritan Senior Apartments, INDIANAPOLIS (IDHS)

A

19862

The code requires membranes that are part of a horizontal assembly be of fire rated. The request is for ceiling membrane to be interrupted by the double top plate of an interior partition sheathed with Type X gypsum board. The construction complies with this provision.

The condition involving the single top plate will include the use of mineral wool batts for a depth of at least 24 inches down from the top plate. The wall will be sheathed with 5/8-inch Type X gypsum board on each side. The proposed construction will meet the intent of the code by the method described to prevent fire transmission from the rooms adjoining the walls in question into the 1-hour floor-ceiling and roof-ceiling cavities.

19-12-30

Project:404962 Samaritan Seniors 75th St, INDIANAPOLIS (IDHS)

C

19869

(a) The code requires openings to have a fire protection rating. The request is to place a nonrated 8 ft. glass sliding pocket door at the front office on the 1st floor. The proponent states that the office will also be the reception area and such areas permitted to be open to the corridor. The proponent wants to visibility between the front office/reception area and main entrance to increase interaction between residents, guests, and employees.

C

(b) The code does not permit fire-resistance-rated corridors to be interrupted by intervening rooms except for foyers, lobbies, and reception rooms. The request is to permit the community room on the 1st floor to be open to the corridor. Smoke detectors tied to the fire alarm system will be provided in areas open to the corridor, which is not required by code.

19-12-35

C

Project:0

Matilda's Event Barn Addition, Troy (IDHS)

19852

The code requires an automatic sprinkler system to be provided for Group A-2 occupancies where area exceeds 5,000 sq. ft. and/or 100 occupant. The request is allow a 1,200 square foot addition is being made to an existing 4,050 square foot event hall. An automatic sprinkler system will not be provided in the existing event hall or addition (A-2 Occupancy) which has a calculated occupant load of 100 or more.

A fire alarm system installed in accordance with Section 907, IBC will be installed throughout the addition, the existing building has a fire alarm system.

Smoke/heat detection will be provided throughout addition building which is tied to the fire alarm system, the existing building has a smoke/heat detection system.

19-12-36

Project:0 Franciscan Orthopedic Center of Excellence, Carmel (IDHS)

- C (d) The code requires dead end corridors to be a maximum of 20' within an I-2. The request is to permit the corridors to be a maximum of 30'. The proponent states NFPA 101-2012 permits dead end corridors up to 30' in length (enforced on this project by ISDH and CMS).

- C (c) The code requires a 3 hour fire wall to be provided in order to separate the two types of construction. The request is construct a 2 hour fire barrier in place of a 3 hour fire wall for the separation of Type IIB MOB building from the Type IB Healthcare.

- A 19873
 - (a) The code requires a two-way communication system at each landing on all floors. The request is not to provided two way communication system at the elevator landings. The proponent indicates most people have cell phone access and building will be provided with an automatic sprinkler system throughout.

- A (b) The code requires an enclosed elevator lobby at each floor where an elevator shaft enclosure connects more than three stories. The request is to allow structure to have no enclosed elevator lobbies. The proponent states that the building will be provided with an automatic sprinkler system and that only the 2nd floor being I-2 is required to have such.

19-12-37

Project:409550

Republic Big Top, INDIANAPOLIS (FPBSC)

C

19683

The section establishes alternative materials, methods, and design. The variance request is to utilize shipping container structures as the structural base for the support of the trusses.

To change the structure from its current shipping container-based structure would be an undue hardship because it would involve removing and replacing the vast majority of the structure, and would require a complete re-engineering of the structure. This would be expensive and time consuming due to the cranes and contractors needed to remove the trusses safely, then uproot the containers and rebuild the structure.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the December 3, 2019 meeting.

19-12-38

Project:0

Franklin Farms Event Venue, marysville (FPBSC)

C

19812

The code does not permit the conversion of a non-Class 1 building to an A Occupancy. The request is to utilize the existing 2-story barn (agricultural building) for the conversion to an event hall. The building has approximately 4,075 s.f. of floor area on the 1st floor with approximately 4,075 sf of floor area on the 2nd floor. The building will be classified as Type III-B Construction with nonseparated A-2 and S-1 Occupancies.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the December 3, 2019 meeting.

19-12-39

Project:0 Yorktown Middle School - Elementary School, Yorktown (FPBSC)

- C (b) The code requires an automatic sprinkler through out building before occupancy. The request is to not have a sprinkler through out entire building until all phases are completed (2022).

All construction is scheduled to be complete by January, 2022.

- C 19814

(a) The code requires a building separated by one or more fire walls that comply with the provisions of this section shall be considered a separate building. The request is for the existing 2-story jail and office building to have a 2-hour fire barrier in lieu of a 2-hour structurally independent fire wall.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the December 3, 2019 meeting.

19-12-41

Project:0 Beck's Hybrids Soybean Tower, Atlanta (FPBSC)

C

19833

(b) The code requires a 4-hour wall in order for the building to be designed as an unlimited area building. The variance request is to permit the wall and openings between the existing warehouse and new addition connector to be protected by close-spaced sprinklers on the side of the addition in lieu of a 4-hour fire wall.

Close-space sprinklers will be provided on the connector side of the wall.

The sprinkler design in the connector will be increased from an Ordinary Hazard Group 2 to an Extra Hazard Group 1.

The connector between the existing warehouse and new building is over 60 feet long and 38 feet wide.

The 1st floor of the new building, with exception of the soybean tower portion of the building, will be protected by an automatic sprinkler system.

A smoke/heat detection system will be provided in the soybean tower portion, not required by code.

A fire alarm system will be provided throughout the building, not required by code.

The new and existing building is non-combustible construction.

Based upon the addition being over 60 feet away from the existing warehouse, the close-spaced sprinklers at the connector, and the increased sprinkler design in the connector the lack of a fire wall will not be adverse to public health, safety, or welfare.

C

19833

(c) The code requires that not more than 2/3 of the aggregate area of all the platforms to exceed the area of the rooms. The request is to allow upper level equipment platforms for access to the equipment, there are no upper floor levels incorporated in the design.

The employees are on the equipment platform levels for brief periods of time throughout the day for maintenance and occasional observation/inspection of the industrial process equipment

19-12-41

Project:0 Beck's Hybrids Soybean Tower, Atlanta (FPBSC)

in keeping with the IBC definition for equipment platforms.

There will be team of less than 10 employees who will be accessing the platform lifts throughout the day.

Two means of egress (stairs) will be provided from each equipment platform.

C 19833

(a) The code requires sprinklers to be placed throughout structure based upon the F-1 and S-1 fire areas exceeding 12,000 square feet and to permit the building to be unlimited in area. The request is not to provided sprinklers in the soybean tower portion of the building.

The building is non-combustible construction and the equipment in the soybean tower is primarily non-combustible construction, see attached picture of exiting processing tower at this facility.

The process does not create combustible dust. The seed is delivered to the facility, a series of elevators and conveyors disperse the seed into various bin compartments. The bins are large and structurally a part of the overall building. From there, the seed is taken from the bins, cleaned, and various treatments and coatings are applied to get the product ready to bag. From there, the seed will leave the tower area and go to a bagging line to package the product for eventual sale.

The remainder of the building is sprinklered in accordance with NFPA 13. A smoke/heat detection system will be provided in the soybean tower portion, not required by code.

A fire alarm system will be provided throughout the building, not required by code.

The lack of a sprinkler system in this portion of the building is not adverse to public health, safety, or welfare based upon the lack of fire hazard in the soybean tower portion of the building.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the December 3, 2019 meeting.

19-12-42

Project:0

16 Tech Innovation Hub, Indianapolis (FPBSC)

C

19835

(a) The code requires a building score to be determined after using the appropriate data for a chapter 34. The variance request is to permit an additional 4.8 points to be credited in the Fire Safety Column in Table 3412.7 in order to achieve an overall passing score.

See attached partial draft score sheet and narrative for additional details.

The building will be protected throughout with a sprinkler system per NFPA 13.

A fire alarm system will be provided throughout the building.

A smoke detection tied to the fire alarm system will be provided throughout the building - not required by rules for new construction for this occupancy.

The building is 1-story in height, and is of Type IIB (noncombustible) Construction.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the December 3, 2019 meeting.

C

19835

(b) The code requires a fire wall between the two (2) buildings. The variance request is to permit a nonrated separation between the former garage building and the adjacent 3-story B Occupancy building, which is being converted from previous office use to a co-working business incubator building (no change of occupancy).

Both buildings will be protected throughout with a sprinkler system per NFPA 13. Neither are currently sprinkler-protected. Sprinkler protection in the 3-story office building is not required by code, based upon no change of occupancy in that building.

The separation will consist of a masonry wall with nonrated openings. The openings will be protected on the pedestrian alley side of the wall by a row of close-spaced sprinklers.

A fire alarm system will be provided throughout both buildings.

The office building is a fire-resistive concrete frame-and-floor structure of Type IB

19-12-42

Project:0

16 Tech Innovation Hub, Indianapolis (FPBSC)

Construction

The garage building is of Type IIB (noncombustible) Construction.

The lack of a fire-rated separation will not be adverse to safety based upon provision of automatic sprinkler protection throughout both previously unsprinklered buildings.

19-12-43

Project:0 Harrison High School Science Wing, West Lafayette (FPBSC)

A

(d)The code requires a two-way communication system 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 not to have a two-way communication system in the elevator lobbies in the (2) story production area.

Building is protected with NFPA 13 sprinkler system. Requirement is not based on a sprinklered building.

C

19841

(c) The code requires additions to comply with rules of the commission for new construction. The request is to allow the (2) story with basement school addition to the existing high school to be in non-compliance with allowable height and floor area.

C

19841

(b) The code requires one (1) hour fire-rated corridors since portion of the existing building are not sprinklered. The request is for the new science wing addition to existing high school to not have fire-rated corridors.

New addition with non-rated corridors will be sprinklered per NFPA 13. Sprinklers will be in area with non-rated corridors.

Addition will be separated from the existing building by a two (2) hour fire barrier.

Existing building has several 2 and 4 hour fire barriers (pre-1998 fire walls).

C

19841

(a) The code requires exit width to be 80.8 inches. The request is to allow 68 inches of width at the converging landings.

The new addiiton, separated with 2 hour fire barrier, and sprinklered should be treated as a sprinklered building. Sprinklered building only requires 60.6 inches of door width.

19-12-43

Project:0

Harrison High School Science Wing, West Lafayette (FPBSC)

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the December 3, 2019 meeting.

19-12-44

Project:0 21 N. Penn, Indianapolis (FPBSC)

C

19855

(a) The code requires the fire barriers enclosing shafts to be supported by construction equal to the shafts. The request is to allow fire barriers forming rated shaft walls to be supported by nonrated floor assemblies. A score of 1 hour will be indicated for the shafts per Sec. 3412.6.6.

The building will be protected throughout with an automatic sprinkler system per NFPA 13.
A fire alarm system will be provided throughout the building.
Standpipes will be provided in the building.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the December 3, 2019 meeting.

C

(b) The code requires doors and windows along the fire escape shall be protected with 3/4 hour opening protective. The request is to utilize nonrated exterior openings that are located within 10 feet horizontally of the existing fire escape. The existing fire escape serves as 1 of 2 required exits from floors 2-4.

The project involves conversion of floors 2-5 to a bed and breakfast (R-1 Occupancy) from previous business/commercial use. The first floor and basement is existing retail use and storage. The building is classified as Type IIIB Construction, with approximately 2,771 square feet per floor. The building was constructed in 1920. The building will be evaluated using Ch 34 for the change of use.

C

(c)The code creates standards for openings in exterior walls. The variance request is to permit new exterior openings in the East Wall of the 2nd floor of the existing building. The percentage of exterior openings on the 2nd floor approximately 21%. The building is constructed on the property line therefore no openings are permitted.

C

(d) The code states exits shall discharge directly to the exterior of the building. The request is to utilize existing stair to serve the dwelling units on floors 2-5 (and currently serving the basement retail) discharges through a nonrated egress discharge corridor to the exterior of the building in lieu of a rated exit passageway. The stair will serve as 1 of 2 exits from the upper floors - the other exit is an exterior fire escape.

19-12-45

C

Project:0

Morgan Acres Barn, Indianapolis (FPBSC)

19861

The provisions/codes of this chapter shall control the change of occupancy of existing buildings and structures. This chapter shall not be used to convert structures of other than Class 1 to Occupancy Groups A or E.

An existing agricultural barn one (1) story in height, 3,358 square feet and Type VB construction has been converted to an A-2 Occupancy event facility. A Chapter 34 analyst was executed with passing scores.

The building will be provided with a smoke and/or heat detection system throughout as required by Chapter 34.

Emergency lighting and exit signs are provided as required.

Two accessible exits are provided on 1st floor and 2 exits are provided off mezzanine level.

Structural evaluation report is provided.

Permanent restroom facilities have been provided.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the December 3, 2019 meeting.

19-12-46

C

Project:397141 Riverfront FW Phi Development, FORT WAYNE (FPBSC)

19863

The code requires ground fault circuit interrupter protection (GFCI) to be installed when located outdoors. The request is to place eight (8) outlets outdoors near the dock and the river. The proponent states the intended use is for maintenance personnel, GFCI protection for the outlets will be provided, and outlets will be on a circuit that automatically shuts off in case left on by maintenance personnel. ****LFO opposes variance.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the December 3, 2019 meeting.

19-12-47

C

Project:0 Evansville Christian Middle School, Evansville (FPBSC)

19864

Extension of time.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the December 3, 2019 meeting.

19-12-48

Project:0

Berry Event Barn, Greencastle (FPBSC)

C

19865

The provisions/codes of this chapter shall control the change of occupancy of existing buildings and structures. This chapter shall not be used to convert structures of other than Class 1 to Occupancy Groups A or E.

An existing agricultural barn one 2 stories in height 2,209 square feet and Type VB construction has been converted to an A-2 Occupancy event facility. A Chapter 34 analyst was executed with passing scores.

The second level is also being limited to a maximum of 49 occupants for the one means of egress available to that level.

The building will be provided with a smoke and/or heat detection system throughout as required by Chapter 34.

Emergency lighting and exit signs are provided as required.

Three (3) exits are provided on 1st floor and one (1) exit a provided off mezzanine level. A total of 108-inches of egress are provided which allows egress for up to 540 occupants. Occupant load is limited to a maximum of 49 on the second floor and 200 on the first floor. Typical dining set up is limited to a maximum of 110 occupants.

A structural evaluation has been conducted to confirm the existing structures capability to support all applicable design loads per the Indiana Building Code. The owner will comply with Engineers recommendations in the evaluation report.

Maximum exit access travel distance on the first floor is approximately 32 feet. 200 feet exit access travel distance is permitted by the code.

Permanent restroom facilities have been provided outside the facility and additional portable restrooms will be provided as required.

Decorative combustible materials will be fire retardant treated.
Emergency lighting and exit signs are provided as required.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety

19-12-48

Project:0 Berry Event Barn, Greencastle (FPBSC)

Commission (the Commission) for determination at the December 3, 2019 meeting.

19-12-49

Project:0 Notre Dame Remick Family Hall, Notre Dame (FPBSC)

C

19867

(a) The code requires sprinkler to be installed throughout the premises. The request is to allow sprinklers to be omitted in the building entry vestibules. Proponent states the vestibules are used for pedestrian circulation only with no combustion fuel load. Per the proponent, maintaining sprinklers in the vestibules are costly due to the pipes being exposed to cold temperatures in the winter.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the December 3, 2019 meeting.

C

(b) The code prohibits delayed egress locks from being installed on doors serving Group A occupancy. The request is to allow delayed egress locks to be installed on an egress door that provides access to the 2nd exit from a portion of the 1st, 2nd, and 3rd floor. Per the proponent, the egress locks are used for security.

19-12-50

Project:0 Waelz Kiln Facility Project, Rushville (FPBSC)

- C (c) The code requires two exits to be provided in Group H-4 occupancy where the travel distance exceeds 75 feet and the occupant load exceeds 10. The request is to allow a single exit to be provided from buildings 210-EAF Dust Receiving, 220-Carbon and Limestone Receiving, and 330-Pellet Receiving. Proponent states the actual occupant load will be between 2-4 persons per building. An access panel will be provided, at grade, remote from the means of egress for fire department emergency access only.
- C 19870
- (a) The code requires indoor storage areas and storage buildings to be provided with mechanical exhaust ventilation or natural ventilation if natural ventilation can meet the requirements for materials being stored. The request is to allow the ventilation to be omitted in the Finish Product Silo, 210-EAF Dust Receiving, 220-Carbon and Limestone Receiving, 310-Pelletizing, 330-Pellet Receiving, 150-WIP, 352: Finish Products Storage Buildings. Proponent states the buildings are provided for weather protection and containment of materials. The materials are not physical hazards but health hazards.
- *****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the December 3, 2019 meeting.
- C (g) 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 Finish Product Silo, 210-EAF Dust Receiving, 220-Carbon and Limestone Receiving, 310-Pelletizing, 330-Pellet Receiving, 150-WIP, Finish Products Storage Buildings. Per the proponent, the buildings have ceilings ranging from 38-116 feet.
- C (b) The code limits the travel distance in high hazard occupancy to 175 feet and 300 feet in Storage and factory occupancy. The request is to allow the travel distance to not exceed 525 feet in the 210-EAF Dust Receiving, 325 feet in the 220-Carbon and Limestone Receiving, and 180 feet in the 340-Pellet Receiving Storage Building. Proponent states the ceiling height in all of the buildings exceeds 38 feet. Per the proponent the buildings are used mainly for equipment and storage protection from weather.
- C (e) The code permits ramps to be used as part of the accessible routes, but must comply with several conditions. The request is to allow vehicle ramps to be used, but will only comply with one of the conditions, the 1:12 slope. Proponent states employees operating in the industrial areas are required to be able bodied.
- C (f) The code prohibits buildings and structures from exceeding the building height and area based on the type of construction. The request is to allow the Finish Product Silo, 210-EAF

19-12-50

Project:0 Waelz Kiln Facility Project, Rushville (FPBSC)

Dust Receiving, 220-Carbon and Limestone Receiving, 310-Pelletizing, 330-Pellet Receiving, 150-WIP, Finish Products Storage Building to exceed the allowable area for H-4 Occupancy. What is the allowable area? What is the sq. ft. of the buildings?

- C (d) The code requires emergency or standby power to be provided where treatment systems, mechanical ventilation, temperature control, alarm, detection, or other electrically operated systems are required. The request is to not provide emergency or standby power on site. Per the proponent, RushShelby Energy provides electrical service to the Site.

19-12-51

Project:0 Cisco Seeds Storage Tents, Indianapolis (FPBSC)

- C 19875

The code requires the tents to comply with the rules for new construction. The request is to allow three tents to not have to comply with the current rules. There will be no sprinklers within them. Edge of tents will obstruct sprinklers beneath the existing canopy with less than 18 inches. Building is existing and fully sprinklered including the existing outdoor canopy area surrounding the tents. At least one row of sprinklers remains unobstructed beneath the canopy in front of the tents. Area is open to the exterior.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the December 3, 2019 meeting.

19-12-52

Project:0 Eylsian Field Stables, Inc., Chesterton (IDHS)

- C 19879

The code prohibits buildings and structures from exceeding the building height and area based on the type of construction. The request is to allow an 18,400 sq. ft. agricultural building, U occupancy, of Type V-B construction to exceed the allowable area of 6,875 sq. ft. Proponent states there will be no more than 4 riders and 2 instructors on the track at one time. The size of the building is necessary to accommodate the horse jumping track. Per the proponent, no events will be held in the building.

19-12-53

Project:0

The Astral of Auburn, Auburn (IDHS)

B

19816

B- (a) The code requires rated corridors to be continuous from the point of entry to an exit and cannot be interrupted by intervening rooms except for foyers, lobbies, and reception rooms. The request is to permit the dining rooms, lounges, and living rooms to be open to the corridor in the new memory care and assisted living facility. The building is protected throughout with an automatic sprinkler system per NFPA 13. Smoke detectors tied to the fire alarm system will be provided in areas open to the corridor.

A

A-(b) The code permits the ceiling membrane of 1- and 2-hour fire 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 and 2018 edition of the International Building Code.

19-12-54

Project:411178

Randolph County Hwy Dept, WINCHESTER (IDHS)

C

19839

The code requires the common path of egress not to exceed 75'. The variance request is to permit the common path of travel from the furthest point in the new salt storage building to exceed 75 feet.

The building is an S-2 Occupancy, 1-story, Type VB Construction, and approximately 9,884 square feet.

The salt storage building is not a normally occupied building, it is used to store salt and only occupied when salt is being loaded and unloaded.

When the building is filled with salt the common path of travel will not exceed 75 feet.

One end of the building is completely open for loading and unloading salt.