

STAFF REPORT

Report Date: 01/03/2020

"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

19-08-06

Project:0

KOKOMO DOWNTOWN BUILDING,KOKOMO (FPBSC)

B

19580

TABLED BY COMMISSION 12/03/19.

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

Steel coated belts will be used as the suspension means.

19-08-09

Project:0

Sleep Inn Fort Wayne,Fort Wayne (FPBSC)

B

19533

TABLED BY COMMISSION 12/03/19.

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

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

19-08-11 **Project:0** **TARGET WEST LAFAYATTE, WEST LAFAYETTE (FPBSC)**
B 19391

COMPLETED ON 12/13/19.
TABLED BY COMMISSION 12/03/19.
TABLED BY COMMISSION 09/04/19. (NEED OWNER'S SIGNATURE)

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

19-10-33 **Project:0** **Blue Olive Cafe, Milan (FPBSC)**
D 19795

TABLED BY COMMISSION 12/03/19.

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.

19-12-31 **Project:** **Midwest Remodeling service Inc., Pendleton (IDHS)**
C 19883

Incomplete - code, edition, and section, completion of box 9.

*****Paper filing

19-12-33 **Project:** **Camping Cabins for Girl Scouts of Central Indiana, Indianapolis (IDHS)**
C 19886

The code requires sprinkler system to be provided in buildings with Group R fire areas. The request is to allow the sprinkler system to be omitted. Proponent states the cabins will replace canvas tents. The cabins are in the woods and have no utilities.

*****Paper filing

19-12-34 **Project:** **Camping Cabins For Girlscouts of Central Indiana, Morgantown (IDHS)**
C 19887

The code requires sprinkler system to be provided in buildings with Group R fire areas. The request is to allow the sprinkler system to be omitted. Proponent states the cabins will replace canvas tents. The cabins are in the woods and have no utilities.

*****Paper filing

19-12-38 **Project:0** **Franklin Farms Event Venue, Marysville (FPBSC)**
C 19812

TABLED BY COMMISSION 12/03/19.

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.

19-12-45

C

Project:0

Morgan Acres Barn, Indianapolis (FPBSC)

19861

TABLED BY COMMISSION 12/03/19.

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.

19-12-61

C

Project: Fords Garage, Noblesville (IDHS)

19912

Incomplete - LBO

The code requires sprinklers to be provided under fixed obstructions over 4 feet wide. The request is to allow sprinklers to be omitted in the dining/bar area where the replica ford cars have been elevated on platforms providing a slight shadow on the floor below from the overhead sprinkler heads.

*****Paper Filing

19-12-91

C

Project: Steel Dynamics Warehouse Addition, Jefferson (IDHS)

19942

The code permits the area of a Group F-2 or S-2 building to be unlimited in area if the building is surrounded and adjoined by public ways or yards not less than 60 feet in width. The request is to allow an addition to be put to the existing building. Proponent states the existing building is 20 feet from the lot line approximately 6% of the existing building exterior's wall, which already eliminates the building from being unlimited in area. However, the new addition will not reduce the 60 feet requirement.

*****Paper filing

20-01-02

C

Project:405198 8 Unit Senior Patio Villas, WARSAW (FPBSC)

19112

The code requires at least an NFPA 13R sprinkler system to be provided in all buildings with a Group R fire area. The request is to allow an NFPA 13D system to be used in lieu of an NFPA 13R system. These are 1-story senior rental units. Units are separated with 1-hour wall as required, along with the garage.

20-01-03

Project:17010

Union at Crescent, Bloomington (FPBSC)

B (b) MRL Technology.

B 19381

(a) MRL Technology.

20-01-04

Project:17660002

Building 1 16 Tech, Indianapolis (FPBSC)

B (b) Requesting approval for an alternate method suspension of the Evolution MRL (EVO) series of elevator to the ASME A17.1 2007 code year.

B 19382

(a) Requesting approval for an alternate method suspension of the Evolution MRL (EVO) series of elevator to the ASME A17.1 2007 code year.

20-01-05

Project:7027

IU Health North Cancer Center Expansion, Carmel (FPBSC)

B (b) One GEN2 elevator will utilize a 6.3 mm (1/4") diameter governor rope in lieu of the required minimum 9.5mm.

B (c) Three Gen2 elevators will use ACLA buffers in place of spring buffers.

B 19509

(a) Steel coated belts will be used as the suspension means.

20-01-10

Project:0 Millwright Solutions LLC, Wabash (IDHS)

C 19562

The code prohibits removal or modification done to any fire protection system installed or maintained in accordance with the Commission rules unless the servicing fire department is notified prior to receiving approval from the building official. The request is to allow the sprinkler system to be permanently shut off and disconnected from the local water company. Proponent states sprinkler system is not required for building. Variance #14-10-12 was issued with the conditions: (1) Signs shall be posted on the risers and the fire department connection stating "Sprinkler system not operational". (2) Water supply to the fire hydrants shall not be shut off. (3) Notice that sprinkler system is not operational shall be filed with fire department. (4) Confirmation that they are an F-2 occupancy must be submitted.

I 19562

Incomplete - drawings

20-01-15

Project:0 SBCC Factory and Museum, South Bend (FPBSC)

C 19857

The code requires fire wall separation between buildings. The request is to allow a close spaced sprinkler water curtain instead of the required 4 hour fire wall. The proponent states the building will be protected throughout with an automatic fire suppression system per NFPA 13, 2010 Edition and an automatic fire alarm system per NFPA 72.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the January 7, 2020 meeting.

20-01-16

Project:0

Southwestern Jr-Sr High School Gym Addition,
Shelbyville (FPBSC)

C

19866

The code requires an automatic sprinkler system installed in accordance in E occupancies greater than 12,000 sq. ft. in area. The request is for 20,372 sq ft, which includes a small area of existing circulation space.

The project involves construction of a new gymnasium and associated locker rooms and rest rooms. The building is classified as E Occupancy, and Type IIB Construction.

A total of four (4) exits are provided from the gymnasium space - all directly to the exterior.

Maximum travel distance from within the gymnasium space is 80 feet - code permits up to 200 feet.

The addition is within allowable area for Type IIB Construction per Chapter 5, IBC, and will be separated from the rest of the building with a 2-hour fire wall.

A fire alarm system will be provided, as required.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the January 7, 2020 meeting.