

STAFF REPORT

Report Date: 11/04/2019

"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

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.

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 (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.

19-08-06

Project:0 KOKOMO DOWNTOWN BUILDING,KOKOMO

B 19580

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

Steel coated belts will be used as the suspension means.

19-08-08

B

Project:0

201 S Main St.,South Bend

19532

TABLED BY COMMISSION 09/04/19. Complete 10/22/19.

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

19-08-09

B

Project:0

Sleep Inn Fort Wayne,Fort Wayne

19533

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

B

Project:0

TARGET WEST LAFAYATTE, WEST LAFAYETTE

19391

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.

19-08-16

C

Project:0

White Rock Barn,Ossian

19528

TABLED BY COMMISSION 09/04/19.

A) Code requires change of occupancy to comply for the required number of plumbing fixtures. The request is to allow portable restrooms to comply with fixture count. Permanent compliant restrooms will be provided within 2 years. Drinking water will be available during events.

19-09-42

Project:0 The wooded Knot, LLC,Tippecanoe

C 19632

The code requires a sprinkler system to be installed in Group A-2 occupancies where the fire area has an occupant load of 100 or more. The request is to allow the sprinkler system to be omitted in the 1-story, 8,900 sq. ft. building. Proponent states the calculated occupant load is 298 persons with an egress capacity of to serve 1,000 occupants. Shunt trip will be provided to shut off power to any live music, DJ, or entertainment if the fire alarm is activated. Exit access travel distance is 70 feet; code permits 200 feet.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the October 1, 2019 meeting.

19-10-04

Project: Old Fam Apartments, Elkhart

I 19794

INCOMPLETE - Completion of paper application. **(DETERMINATION TO BE MADE BY IDHS)**

19-10-15

Project:403742 Retail Development, INDIANAPOLIS

C 19072

The code requires landings at doors to have a width not less than the width of the stairway or the door, whichever is greater. The request is to allow the required landing to be omitted. Proponent states the building is more than 80 years old and there is only 1.7 feet between the building and the right-of-way which does not provide enough space to construct a 44 feet deep landing. When the building was originally constructed, the floor line was placed approximately 10-12 inches above the adjacent sidewalk and a small step was placed at each entry. The step has since deteriorated and is being replaced with a new step with a deeper tread and with handrails.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the November 7, 2019 meeting. Variance filed before July 1, 2019.

19-10-16

Project:0

Centennial Highlands Phase 2, Fort Wayne

C

19464

The code requires at least an NFPA 13R system to be installed throughout all buildings with a Group R fire area. The request is to allow an NFPA 13D system to be provided in lieu of the NFPA 13R system.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the November 7, 2019 meeting. Variance filed before July 1, 2019.

19-10-17

Project:0 Allison PEMB Expansion, Speedway

- C (b) The code permits in buildings having ESFR sprinkler systems, a minimum of (1) access door is to be provided in each (200) lineal feet, or fraction thereof, of the exterior walls which face the required fire apparatus access road. The request is to allow (3) access doors to be provided in the warehouse area instead of the required (4) access doors. Proponent states the issue is caused by a 10 feet wide separation that is needed to access an existing electrical substation.
- C 19670
- (a) The code prohibits addition to buildings or structures plus the existing building or structure from exceeding the height number of stories and area. The request is to allow a 20,000 sq. ft. warehouse/vestibule addition to be put to the existing 2,000,000 sq. ft. Proponent states the existing building was treated as unlimited area building, but the administration offices are three stories, and nonsprinklered. Approximately 1,898,000 sq. ft. of the existing building is protected. The new addition will be sprinklered with ESFR system. Building is Type II-B and III-B. Three story building is separated by existing fire barrier which at that time was considered an area separation wall. In addition there are other separation walls in the building.
- *****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the November 7, 2019 meeting.
- C (c) The code requires fire apparatus access roads to be provided within 150 feet of all portions of the exterior walls of buildings used for high-piled storage. The request is to allow a 20,000 sq. ft. warehouse addition used for high-piled storage, to not have the fire department access road within all portions of exterior walls of the building. Proponent states due to the location of the addition adjacent, but separated buy 10 ft. to the existing building and an existing substation, an access road is not able to be established.

19-10-18

C

Project:406927

Mercy Rd Church, INDIANAPOLIS

KH

19673

The code requires a project to evaluate the ability of the HVAC system to resist the movement of smoke and fire beyond the point of origin. Under the categories in Section 3412.6.7.1, determine the appropriate value and enter that value into Table 3412.7 under Safety Parameter 3412.6.7, HVAC Systems, for fire safety, means of egress and general safety. The proponent request is to permit additional points for each of the three (3) columns in the table; Fire Safety (7.1), Means of Egress (5.1), and General Safety (3.1) in order to achieve an overall passing score.

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

19-10-19

C

Project:403778

Festool USA Expansion, LEBANON

19692

The code establishes standards/types of fire suppression systems per 675 IAC 28-1-5 Section 5 a, the NFPA 13 2010 edition with amendments. The proponent request is to use the 2019 Edition of NFPA 13. The reason for the request is that the latest technology is published in the 2019 Edition for this type of building and storage configuration.

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

19-10-20

Project:410319

Eaglepoint Six TI: Radial, BROWNSBURG

C

19697

(a) The code permits buildings or areas protected by ESFR sprinkler system to have 400 feet exit travel distance. The request is to allow a new 691,000 sq. ft. volume warehouse to have a travel distance up to 635 feet. The (3) tiered pick module extends the distance past the code allowed 400 feet. Proponent states there are 50 employees on each level.

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

C

(b) The code requires that an automatic fire-extinguishing system installed as an alternative to the required automatic sprinkler system be approved. The request is to allow a UL Listed FM 200 clean agent fire-extinguishing system to be installed in the MDF Room in place of the required automatic sprinkler system. The proponent states the building is an unlimited area building based on the use of sprinklers throughout.

*****See fire official's letter.

19-10-21

**Project:407755 Adult Detention Center and Sheriff's
Office, INDIANAPOLIS**

C 19699

The code requires high rise buildings to be provided with natural or mechanical ventilation per one of the above options. The request is to allow option #1 to not be installed on all the windows. Proponent states the openings that are provided are larger than what is required.

C 19699

(a) The code requires the building height and area shall not exceed the limits specified in Table 503 based on the type of construction as determined by Section 602 and the occupancies as determined by Section 302 except as modified hereafter. Each portion of a building separated by one or more fire walls complying with Section 706 shall be considered to be a separate building. The proponent is requesting type 2B construction be utilized and remove the high rise classification, and allow the fire alarm system notification to be provided to each portion of the building separately. A modified fire barrier will be provided in place of the 2-hour fire wall to permit classification as a separate building for the purpose of building code compliance.

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

19-10-22

**Project:0 University of Notre Dame Vestibule Sprinklers,
Notre Dame**

C 19710

2010 NFPA 13 Installation of Sprinkler Systems (675 IAC 28-1-5. The proponent requesting removal of sprinklers. See fire official's letter.

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

19-10-23

Project:409786 B H J Freezer Expansion, LOGANSPORT

C

19722

The code permits the area of a Group B, E, F, M or S building no more than one story above grade plane to not be limited where the building is equipped throughout with an automatic sprinkler system and is surrounded and adjoined by public ways or yards not less than 60' in width. The variance request is to permit the existing building, 71,107 sq. ft. and additions, 39,523 sq. ft., to be unlimited in area, but have less than 60 feet of open yards on the South side of the building. The south wall of the addition to the property line varies between 22' at the east end - 51' at the west end approved under 18-07-52 for 27' - 51'. Existing building is fully sprinklered. Additions will be sprinklered except for the 20,000 sq. ft. freezer that was approved under 19-07-44.

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

19-10-24

Project:0 Overmeyer Heritage Barn Event Center, Culver

C

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.

19-10-25

Project:401401 Hooverwood Assisted Living Addition, INDIANAPOLIS

C (c) The code requires a permanently installed ladder where personnel will have to climb higher than 16 feet above grade to access mechanical equipment. The request is to access rooftop mechanical equipment by extension ladders to a the lower roof that is approximately 12 feet off the ground and then from that roof there is a permanent ladder to access the roof where the equipment is located.

C (b) The code requires front loading machines in accessible rooms to have the bottom of the opening to the laundry compartment a maximum of 36 inches above the floor. The request is to exceed required height and utilize stackable units.

Staff will assist residents if they are incapable of reaching the machines.

C 19737

(a) The code requires Code requires clearance around water closet of not less than 60 inches. The request is for 58 inches from side wall.

The restrooms are approximately 84 inches in length, code requires 56 inches. The extra length provided in the rest room will afford space for a front approach to the water closet, mitigating the narrower clear space alongside the water closet.

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

19-10-26

Project:0

**Cass County Sheriff's Office Addition
and Renovation, Logansport**

C

19738

The building height and area shall not exceed the limits specified in Table 503 based on the type of construction. The request is to exceed the set standards.

The building construction will comply with the requirements of NFPA 101 which permit the mezzanines as designed and two-story, fully sprinklered building without limiting area. See attached NFPA 101(2018) code excerpts.

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

19-10-27

Project:0

Johnson County Jail, Franklin

C

19740

The code states no addition to a building or structure plus the existing building or structure shall exceed the height, number of stories, and area allowed by the rules of the commission for a new building or structure. The request is to increase the existing area by 2,300sf (courtyard infill) addition, plus add an story on addition.

The courtyard infill addition will be all non-combustible construction. The additional area will be sprinklered.

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

19-10-28

Project:410495

Chase Plastics - Building Expansion, SOUTH BEND

C

19748

The code requires a minimum of 60 feet of frontage around the building. The request is to construct an addition of 78,880 sq ft will be located 20 feet from the south and east property lines.

The property to the south is a recorded easement used as a retention pond for the three (3) adjoining properties, and cannot be built upon. The easement is 250+ feet in depth from the subject property.

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

*****Fire Official is in favor of variance. See attachment.

19-10-29

Project:410559 Progressive Materials, NEW ALBANY

- C (b) The code requires that indoor storage areas and storage buildings shall be provided with mechanical exhaust ventilation or natural ventilation where natural ventilation can be shown to be acceptable for the materials as stored. The code requires systems to operate continuously unless alternative designs are approved. The request is for the system not to operate continuously.

The materials within the facility have a low, very low or no Toxicity. Most of the product is stored in small containers. Hazardous material policies and procedures are in place to address spills. The manual exhaust system allows control properly executed in a controlled environment.

- C 19749

(a) The Code requires an approved manual emergency alarm system shall be provided in buildings, rooms, or areas used for the storage of hazardous materials. The request is not to provide an alarm.

The hazardous materials in the storage warehouse are level 0, 1 and 2 toxicity (See attached Health risk levels) These levels do not require an evacuation. A manual fire alarm system is provided to evacuate in case of other emergency.

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

19-10-30

Project:406663

Baby's Restaurant, INDIANAPOLIS

C

19751

(a) The code requires walls and partitions within two feet of service sinks, urinals, and water closets to have a smooth, hard, nonabsorbent surface for at least four feet above the floor. The request is to allow Photo-Tex, a polyester self-adhesive material that is designed for both indoor and outdoor to be used in the restrooms. Proponent states the material was chosen due to its durability and moisture-resistance.

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

B

(b) The code requires recreational fires to not be conducted within 25 feet of a structure or combustible material. The request is to allow an outdoor fire pit on the patio to be located 7 feet, 6 inches to the nearest portion of the pergola structure. Proponent states the pergola structure and the patio surface is noncombustible. The fire pit is located more than 30 feet from the exterior wall of the building, which is also noncombustible.

19-10-31

Project:410601

Continuum, WEST LAFAYETTE

- A 19756
- (a). The code requires hoist ways of elevators and dumbwaiters penetrating more than three stories shall be provided with a means for venting smoke and hot gases to the outer air in case of fire. The request is not to provide such to a 4 story building.
- *****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the November 7, 2019 meeting.
- A b) The code requires two-way communication system 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 note to have such communication systems.
- C (k) The code creates horizontal building separations. The request is to allow a portion of the 3-hour separation between the Type IA podium structure and the adjoining Type VA and IIB Construction will be vertical in addition to the horizontal separation described in Sec. 510.2.
- C (j) The code requires openings in exterior walls shall comply with Sections 705.8.1 through 705.8.6. The request is to allow the area of non-rated openings in some exterior walls to exceed that permitted based upon fire separation distance.
- C (i). The code requires openings through a fire wall to be protected in accordance with Section 716.5 and shall not exceed 156 square feet. The request is to allow openings to be provided in the fire walls separating the parking garage building from adjacent buildings, which will not be protected and will exceed 156 square feet.
- C (h)The code requires corridors to be continuous without intervening rooms except foyers, lobbies and reception rooms. The request is for the west mailroom in Building 3A to be open to the corridor.
- C (f). The code requires exterior walls of the interior exit stairway and ramp shall comply with the requirements of Section 705 for exterior wall. The request is allow nonrated exterior openings to be located within 10 feet of unprotected exterior openings in exit stairways.

19-10-31

Project:410601

Continuum, WEST LAFAYETTE

- C (e).The code requires that fire wall intersects exterior walls, the fire-resistance rating and opening protection of the exterior walls shall comply with the listed standards. The request is to allow openings in the exterior wall perpendicular and within 4 feet from fire wall terminations will not be fire-rated.

The openings will each be protected with sprinklers located within 12 inches horizontally of the openings at the ceiling level.

- C (d). The code exit access doors to be separated by 1/3 of the diagonal distance of the area served. The request is to provide exit access gates from the outdoor pool/courtyard will not be separated by 1/3 of the diagonal distance of the area served.

The two gates will be separated by 20 feet. Code requires approximately 27 feet of separation for the fenced in pool/courtyard area. The area outside of the fence is only to be accessed by maintenance personnel.

- C (c). The code requires that fire walls shall have sufficient structural stability under fire conditions to allow collapse of construction on either side without collapse of the wall for the duration of time indicated by the required fire-resistance rating or shall be constructed as double fire walls in accordance with NFPA 221. The request is not to comply with code due to types of construction.

The parking garage will be structurally independent of the adjacent buildings. The fire walls will be supported by 2-hour rated structure (3-hour for fire wall separating podium).

- C 19756

19-10-31

Project:410601 Continuum, WEST LAFAYETTE

(g) The code requires 2 exits or exit access doorways from any space. The request is for the west clubroom in Building 3A to have a single egress.

An automatic sprinkler system per NFPA 13R will be provided throughout the building (non-residential areas protected per NFPA 13).

A fire alarm system will be provided throughout the building in accordance with Sec. 907.

The total exit access travel distance from this room is less than 75 feet. Code permits a common path of travel of 75 feet and exit access travel distance of 250 feet.

The room will be posted for a maximum occupant load of 49. Sec. 1004.1.2, exception, 2012 International Building Code (exception deleted by Indiana amendment) permits the design occupant load to be reduced where approved by the building official.

19-10-32

Project:408657 Seasonal Barn Wedding Venue, TIPTON

C

19808

The code requires a change of occupancy to include Group A to comply with Chapter 29 for restroom fixture count. The request is to temporarily use portable restrooms to comply with the fixture count requirements.

Portable restrooms will be provided for events in compliance with Table 2902.1, including provisions for accessibility. (There is one existing permanent restroom available on site under same ownership within 500 feet.)

Permanent compliant restroom facilities will be provided within 2 years of opening.

Portable hand-washing stations will be provided.

Drinking water will be available for occupants during events.

Portable toilets will be rented from or pumped by a company licensed with IDEM as required by the health department.

*****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

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.

19-10-34

C

Project:0

Lilly Building K132B Purification, Indianapolis

19769

(a) The code prohibits exhaust air from being recirculated to occupied areas if the materials stored are capable of emitting hazardous vapors and contaminants have not been removed. The request is to allow the air to be recirculated in the K132B Purification project. Mechanical will be lowered to maintain vapor accumulation to less than 25%.

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

C

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

19-10-35

C

Project:0

19768

**Butler University Hinkle Fieldhouse Concessions
Carts, Indianapolis**

The code requires a type 1 hood to be installed where cooking appliances produce grease or smoke.

The request is to use a type one system without a certification. The downdraft hood system is stated to be a Type 1 Hood system from the manufacturer but does not provide a certificate.

*****See Fire Official's letter.

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

19-10-36

Project:0

Cathedral High School Innovation Center, Indianapolis

C (c) The code prohibits addition to buildings or structures plus the existing building or structure from exceeding the height number of stories and area. The request is to allow a 3-story addition of 34,000 sq. ft. to be put to the existing 256,000 sq. ft. 3-story school building without providing fire walls. The new addition will put the existing building into further noncompliance with allowable floor area. Student Life Center, new addition, and remodeled ground level will be sprinklered. *****LFO opposes the variance. See attached letter.

C 19678

(a) The code permits Group E occupancy buildings to have open exit access stair where the building is fully sprinklered and the floor opening does not connect more than four stories. The request is to allow new (3) story addition to have open exit access stair. The existing Kelly Hall building is not sprinklered, but the addition and the remodeled Ground Level will be sprinklered. Stair in question will have draft curtain and close spaced sprinklers. Per the proponent, the stair is only a required exit from the 2nd floor to the 1st floor. In nonsprinklered building, code allows a two level open exit.

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

C (b) The code requires sprinkler system to be provided throughout all Group E occupancies where the fire area exceeds 12,000 sq. ft. in area. The request is to allow an addition to be added to the existing Kelly Hall building without having to sprinkler the entire Kelly Hall building. Per the proponent, the new addition and remodeled lower level will be sprinklered.

19-10-58

Project:0

New Activity Center for Twin Lakes camp and Conf. Center, Hillsboro

C

19734

The code requires an automatic sprinkler system for Group A-3 occupancies. The variance request is to allow 8,000 sf of fire area without a fire suppression system.

The design occupant load of 1,280 occupants is only for the period of once a week June through August (12 times). This is for graduation ceremonies after a week long church camp. The remainder of the season of September through May has less than 300 occupants occupying the multipurpose area, which would be for actual gymnasium use.

The site does not have municipal water supply.

The multipurpose area is provided with 6 exits 4 are required

The multipurpose area is provided with 29.3 feet of exit width and 20 feet required.

The building will be provided with a fire alarm system with emergency voice/alarm communication system.

The building will be provided with interconnected smoke and fire detection system tied to the fire alarm system.

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