

## STAFF REPORT

**Report Date: 07/29/2021**

"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

**21-03-35**

**Project:417103**

**Bodenbender Barn Reuse Project,SALEM**

C

20859

TABLED BY PROPONENT 07/08/2021.

TABLED BY COMMISSION 06/02/2021.

TABLED BY PROPONENT 05/04/2021.

TABLED BY COMMISSION 04/06/2021.

The code states an automatic sprinkler system shall be provided for Group A-3 occupancies when fire area has an occupant load of 300 or more. The request is to not install a fire suppression system. The proponent states that maximum table and chair layout is 240.

\*\*\*\*\*Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the April 6, 2021 meeting.

21-04-29

C

**Project:0**

**New Bridge Apartments ,Indianapolis**

20920

TABLED BY PROPONENT 07/07/2021.  
TABLED BY COMMISSION 06/02/2021.  
TABLED BY COMMISSION 05/04/2021.

The code states that the maintenance and testing of fire alarm and fide detection systems shall be maintained. The request is to remove the fire alarm system. The proponent states that the current alarm fixtures do not comply with current code in regards to height and location. LFO opposes the variance.

\*\*\*\*\*Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the May 4, 2021 meeting.

21-05-20

C

**Project:0**

**Medical Memorial Plaza,SOUTH BEND**

20993

WITHDRAWN BY PROPONENT 07/13/2021.  
TABLED BY COMMISSION 06/02/2021.

The code requires an independent ventilation system for the elevator. The request is to allow for the current equipment to be utilized. The proponent states the current equipment meets the latest 2016 code that Indiana is working on adopting.

\*\*\*\*\*Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the June 2, 2021 meeting.

21-06-14

**Project:396097                      D.A.R.T. Vehicle Storage Building,AUBURN**

C                      21042

The code requires an automatic sprinkler system to be provided throughout Group A-2 occupancies where the fire area has an occupant load of 100 or more. The request is to not provide a fire suppression system for this location. The proponent states that additional emergency egress lighting will be installed with a Max Occupancy signage posted.

\*\*\*\*\*Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the July 7, 2021 meeting.

21-07-26

**Project:0                                      East 96th Street Development,Indianapolis**

C                      b. The code requires one fire department access door to be provided in each lineal feet or fraction thereof, of the exterior walls that face the required fire apparatus access roads. The request is not have fire department access doors located in every 100 feet of exterior walls facing required fire department access roads. This will be on the East side and there are existing conditions that would prevent access.

C                      21089

a. 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 an existing warehouse (88,000 square feet) to be used for high-piled storage and to not have the fire department access road within all portions of exterior walls of the building. Proponent states the building will be sprinklered NFPA 13. The request is due to existing topography issues on the West side.

\*\*\*\*\*Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the August 3, 2021 meeting.

21-07-27

**Project:0                                  Simplicity Furniture Temp Tent,Evansville**

C                                  21090

The code requires temporary tents, air-supported, air-inflated or tensioned membrane structures to not be erected for a period of more than 30 days within a 12 month period on a single premises. The request is to allow a 2400 sq. ft. furniture sales tent to be up more than 30 days. The specific time would be 150 days maximum for period of 2 years. The proponent state that the project will be filed with plan review. Lighting, emergency lighting and exit signs will be provided. 2 fire extinguishers will be provided. Required exiting (2 locations 6' wide will be provided) Occ. load will be posted at 50. (80 calculated and 199 allowed for 2 exits IFC Table 3103.12.2). No open flame, cooking or heating.

\*\*\*\*\*Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the August 3, 2021 meeting.

21-07-28

**Project:0                                  Holiday Inn Express Remodel,Evansville**

C                                  21091

The code requires the side reach of the entrance to be 18" on the push side and 12" on the pull side. The request is to have the reduced to 4" on each side of said entry ways. The proponent states this is due to the structural column locations and ADA required bathroom size adjacent to entry doors limits the location of the doors.

\*\*\*\*\*Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the August 3, 2021 meeting.

21-07-29

**Project:0 Ratts 1 Solar Project,Petersburg**

C 21095

a. The current code of record is 2008 IEC with the Indiana amendments 2009. The request is to construct project based on the 2020 IEC. The proponent states the latest codes will provide for a more safe solar power plant and utilize the latest technology.

\*\*\*\*\*Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the August 3, 2021 meeting.

C b. ASCE 7-16 will be used in lieu of ASCE7-10 due to ASCE 7-16 incorporating more current atmospheric data for its prescribed structural requirements. Proponent states the later version of ASCE 7 is widely used throughout the country for Solar Projects.

21-07-30

**Project:0 Stacks Alley Awning,Valparaiso**

C 21099

The General Administrative Rules require construction projects that require a design release to comply with all rules for new construction of Class 1 structures. The request is to allow a retractable awning system has been added over an alley outdoor seating area (approximately 970sf) without complying with all rules for new construction. The proponent states previous variance (20-02-35) was approved for building rooftop deck awning with condition that the alley awning be permanently retracted. The proposed variance is intended to address the previous concerns with the alley awning to allow it to be operable.

\*\*\*\*\*Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the August 3, 2021 meeting.

21-07-31

**Project:419291**

**Point Biopharma,INDIANAPOLIS**

C

21100

a. The code requires sprinklers to be installed on fixed obstructions over 4 feet wide such as ducts, decks, open grate flooring, cutting tables, and overhead doors. The request is to allow sprinklers to be omitted sprinklers over the glass/steel manufacturing rooms. Proponent states the constuction is noncombustible and handles radioactive materials. Similar variances have been approved.

\*\*\*\*\*Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the August 3, 2021 meeting.

C

b. The code requires the restrooms to have a turning space to be a circular space with a 60 inch diameter. The request is to have non ADA compliant restrooms. The proponent states all employees have to be must be able body and handle radioactive materials.

21-07-32

**Project:0**

**Building 87 - Operations and Maintenance  
Building,Mount Vernon**

C

21104

The code requires fire dampers in group H occupancy exhaust systems at the locations where the exhaust ducts pass through fire barriers/fire walls. The request is not provide dampers in the ductwork of the exhaust systems located in the laboratory, which is an H occupancy. The proponent states (based on NFPA 45) that installation of the dampers would case smoke to build up in the laboratory. There is a chemical exhaust system and a general exhaust system in the laboratory.

\*\*\*\*\*Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the August 3, 2021 meeting.

21-07-33

**Project:0 Hummer Pool,Zionsville**

C 21109

The code states a means of entry/exit for the shallow end shall be located between the shallow end wall and the cross section at point  $\zeta D\zeta$ . Where required, entry/exit for the deep end shall be between the deep end wall and the cross section at point  $\zeta B\zeta$ . (Refer to Section R326.10.2, Figure R326.10(1)) The request is to not provide a ladder at the deep end of the pool. The proponent states that this pool is fiberglass is not able to be altered.

\*\*\*\*\*Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the August 3, 2021 meeting.

21-07-34

**Project:410887 Wheeler Mission Center for Women and Children,INDIANAPOLIS**

C 21125

a. The code states where there are four or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and every sleeping unit intended to be occupied as a residence shall be a Type B unit. The request is for sleeping units (27 of 30 total) on floors 2-4, consisting a bedroom and private bathroom to not be designed as Type B units.

\*\*\*\*\*Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the August 3, 2021 meeting.

C b. The code requires buildings, structures, elements, and spaces to be accessible to person with physical disabilities. The request is to allow recessed presentation space on the 1st floor for the stepped seating area to not be accessible. The proponent states alternate location for these functions will include a portable raised platform with a complying 1:12 ramp.