

STAFF REPORT

Report Date: 01/27/2021

"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

20-09-38

Project:0

185 Madison Ave,Peru

C

20338

TABLED BY COMMISSION 01/05/2021.
TABLED BY COMMISSION 12/01/2020.
TABLED BY COMMISSION 11/04/2020.
TABLED BY COMMISSION 10/06/2020.

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 and removed from building.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the October 6, 2020 meeting.

20-12-77

C

Project: New Beginnings Child Care,Crawfordsville

20733

TABLED BY COMMISSION 01/05/2021.

The code requires an automatic sprinkler system to be provided throughout buildings with a Group I daycare fire area unless the daycare facility is at the level of exit discharge and every room where care is provided has at least one exterior exit door. The request is to allow the sprinkler system to be omitted and to have no exterior doors coming from rooms that provides care. Proponent states all classrooms will be monitored by video camera reviewed in director's office. Two staff members will be in each classrooms.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the January 5, 2021 meeting.

*****Paper Filing*****

21-01-05

C

Project:417064 Maple Manor Christian Home - Room Addition,SELLERSBURG

20676

TABLED BY THE COMMISSION 01/05/2021.

The code requires toilet rooms to be accessible. The request is to allow two restrooms not to have the accessibility clearance of 6 inches between edge of lavatory and interior wall beside water closet. The proponent states the residents will always have assistance.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the January 5, 2021 meeting.

21-01-31

Project:0 Truth Centers,indianapolis

- C The code permits a detached one (1) or two (2) family dwelling may be converted to an occupancy group R-1 or R-2. The request is to allow a single-family dwelling to be converted as an R-4. The proponent states that there fire extinguishers on every floor with backup lighting in the stairwells.

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

21-01-32

Project:0 Abundant Faith Church,Evansville

- C The code states the fire barriers or horizontal assemblies, or both, separating a single occupancy into different fire areas shall have a fire-resistance rating of not less than that indicated in Table 707.3.10. The fire barriers or horizontal assemblies, or both, separating fire areas of mixed occupancies shall have a fire-resistance rating of not less than the highest value indicated in Table 707.3.10 for the occupancies under consideration. The request is to allow the 1-hour fire barrier instead of constructing a 2-hour fire barrier. The proponent states that the existing separation wall will now be fully sprinkled on one side (2 story) and have close spaced sprinklers placed along the wall on the IIB sanctuary side.

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

21-01-33

Project:0 Lawrence North High School Pool Addition,Indianapolis

A c. The code requires two-way communication systems 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 to not provide the system. Cell phones could be used in emergency situations. Similar variances have been approved in the past.

C b. The code requires that sprinklers be installed in all areas of a structure when required. The request is to allow the area above the pool to be non-sprinklered. The proponent states that the automatic sprinkler protection will be provided elsewhere in the pool addition and in the existing building.

C 20735

a. The code requires a maximum travel distance of 250 feet per occupancy type. The request is to allow egress travel distance to be increased from the 2nd story south bleachers in the gymnasium in the existing building due to the location of the proposed pool addition to the building. Maximum travel distance in the affected areas will be 350 feet. The proponent states that the existing building and addition will be protected throughout with an automatic sprinkler system.

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

21-01-34

Project:0 North Central High School Auditorium Renovation,Indianapolis

C 20739

The code requires that stairways serving occupied portions of a building comply with the requirements of current code. The request is for a portable stair to not complying with Sec. 1009 and will be used as the required means of egress from the renovated orchestra pit in front of the stage within the school's auditorium space. The proponent states that in addition to the proposed portable stair, access will also be provided from the orchestra pit to an elevator on emergency power that provides access to the building's level of exit discharge.

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

21-01-35

C

Project:418712

Project Ariana, GREENFIELD

20742

The code states that the roof slope needs to be 1/4 inch per foot. The request is to allow 1/8 inch per foot slope of new building. The proponent states that constructing a 1/8 inch per foot slope for the interior bays (note that the dock bays would still have 1/4 inch slope) does allow for a more efficient building design and has been a widely used and accepted design for this type of building throughout the country including Indiana.

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

21-01-36

C

Project:0

Truth Centers (2), Indianapolis

The code permits a detached one (1) or two (2) family dwelling may be converted to an occupancy group R-1 or R-2. The request is to allow a single-family dwelling to be converted as an R-4. The proponent states that there fire extinguishers on every floor with backup lighting in the stairwells.

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

21-01-37

C

Project:418171

MQJ5 - AR Sortation Center, PLAINFIELD

20745

The code states where ESFR sprinklers are installed above and below obstructions, the discharge for up to two sprinklers for one of the levels shall be included with those of the other level in the hydraulic calculations. The request is for 12 sprinklers to not be included in the hydraulic calculation for sprinklers installed above and below obstructions. The proponent states that the NFPA 13, 2013 edition has removed this requirement.

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

21-01-38

Project:413091

Wren Building,CARMEL

C

20747

The code prohibits party walls from having any openings in them. The request is to allow floors 3 to 5 to be separated on each side of the lot line with a 2-hour fire wall with protected openings and for floors 1 to 2 will not be separated with any type of fire-rated separation on each side of the lot line. The proponent states that the 1st and 2nd floors on each side of the lot line will be constructed as Type IA Construction. They will be of noncombustible materials, plus have a 3 hour rated structure and 3 hour horizontal assembly above. The area will be protected with a sprinkler system per NFPA 13. The Type VA portion of the building will be separated with a 2-hour fire wall with 90 minute rated openings, plus protected with a sprinkler system per NFPA 13R.

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

21-01-39

Project:409889

**St John The Baptist Eritrean Orthodox
Christi,INDIANAPOLIS**

C

20749

The code requires an automatic sprinkler system to be provided in Group A-3 occupancy. The request is to not provide a sprinkler system within the 3,200 square foot addition. The proponent states there was a construction design upgrade, so that a two hour fire barrier was constructed in the basement level.

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

21-01-40

Project:0 3501 N Illinois St,Indianapolis

C 20758

The code prohibits openings in exterior walls where the openings are less than 3 feet from the property line. The request is to allow two new openings for the bedrooms along the north wall on the east side of the building to an exterior wall within 3' of the property line to serve as a required emergency escape and rescue opening for a dwelling unit.

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

21-01-41

Project:412995 526 Main St Apartments Remodel,LAFAYETTE

C 20760

The code states two exits, or exit access stairways or ramps providing access to exits, from any story or occupied roof shall be provided. The request is to allow a single exit to be provided from the occupied roof, approximately 709 sq ft. The proponent states that the roof will be posted for a maximum occupant load of 20.

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

21-01-42

Project:0 Nice-Pak Mooresville 2.0,Mooresville

C The code states thermoplastic single-ply membrane roofs shall have a design slope of a minimum of one-fourth unit vertical in 12 units horizontal (2-percent slope). The request is to allow a 1/8 inch per linear foot slope instead of the 1/4 inch per linear foot roof slope.

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

21-01-43

C

Project:0

Goshen Brewing Company IGIOO,Goshen

20751

The codes state that portable space heaters be plugged directly into approved receptacle and not use extension cords. The request is to place space heaters into igloos and use extension cords.

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