

STAFF REPORT

Report Date: 07/01/2021

"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

C

Project:417103

Bodenbender Barn Reuse Project,SALEM

20859

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 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

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.

21-06-12

C

Project:0 Suburban Baptist Church,INDIANAPOLIS

21027

The code states that the means of egress illumination level shall not be less than 1 footcandle (11 lux) at the walking surface. The request is to not provide illumination for means of egress in this building. The proponent states that this building will have no electricity and will only be used for storage with no one occupying the building.

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

21-06-13

Project:0 HI-FI Annex Temporary Stage and Shipping Containers,Indianapolis

C b. The code states the use of a temporary structure will not exceed a maximum time of 90 days in the same location. The request is for shipping containers to remain in place through November 30, 2021. The proponent states that new openings in container walls have been reinforced with structural steel bracing elements designed in accordance with Chapter 16 and 22, IBC. Also, occupied shipping container will have existing CSC safety placards verifying compliance with ISO standards.

C 21029

a. The code states the use of a temporary structure will not exceed a maximum time of 90 days in the same location. The request is to allow for the use of the temporary stage structure through November 30, 2021. The proponent states that stage and truss structure has been evaluated by a structural engineer for compliance with the 2014 Indiana Building Code.

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

21-06-15

C

Project:0 Pool and pool house,Evansville

21043

The Swimming Pool Code calculates fixture count based upon the cumulative area of surface water in square feet. This means based on an occupant load of 201 -250 the structure would need to have 6 water closets, 2 urinals, 3 lavatories, and 6 showers split with separate male and female facilities. The request is to allow two unisex restrooms containing one shower, water closet, and lavatory a piece. Proponent states the pool is intended for residents of the apartment complex only.

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

21-06-16

C

Project:0 Univertical 2010 Addition,Angola

21050

The code prohibits buildings and structures from exceeding the allowable area with out having a 60 feet area from property based on the occupancy classification and construction type. The request is to have a reduction down to 31' on a portion of the existing structure. The project involved the demolition of 30,000 square feet of existing building area and replacing with a new structure of greater height with the same square footage. This variance would replace variance 10-06-27.

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

21-06-17

C

Project:0 Indy Eleven Hospitality Tents,Indianapolis

21057

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 2 20 x 40 tents to be erected until November 2021.

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

21-06-18

Project:416991 Lippert Plant 19 Addition,GOSHEN

C

21061

The code requires sprinklers to be installed under 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 over the blast booth which exceeds 4 feet in width. The booth is 16' x 60'. Proponent states the blasting process operates only while the dust collection system is running. *****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the July 7, 2021 meeting.

21-06-19

Project:420322 Golf & Entertainment Venue,INDIANAPOLIS

C

20163

The code requires guards to comply with the provisions of Sections 1013.2 through 1013.7. The request is to omit guards on the open end of tee boxes in a new 3-story golf driving range. The proponent states this is a common practice for a facility like this one.

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

21-06-20

Project:0 Shake Shack Downtown Indianapolis,Indianapolis

C

21065

The code requires a grease interceptor or automatic grease removal device to be required to receive the drainage from fixtures and equipment with grease-laden waste located in food preparation areas, such as in restaurants, hotel kitchens, hospitals, school kitchens, bars, factory cafeterias and clubs. The request is to provide grease removal device to only the 3 sink within the kitchen. The other drains within the kitchen will go directly into the sewer lines as they do not have any potential for grease.

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

21-06-22

C

Project:0

Eastwood Middle School,Indianapolis

21059

The code prohibits any portion of a building or structure from being occupied until the required fire detection, alarm, and suppression systems have been tested and approved. The request is to allow portions of the building to be occupied prior to the sprinkler system being installed throughout the building and to allow each phase to be designed and viewed as a fully sprinklered building, including nonrated corridor construction and allowable area. Sprinkler system will be installed in phases. Proponent states the system will be fully functional throughout at the conclusion of the project. This variance is intended to supersede Variance 20-08-31b due to completion of the project in December, 2022 in lieu of August, 2021.

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

21-06-23

C

Project:409075

Traditions of Columbus,COLUMBUS

21068

The code does not allow toilet rooms to open directly into a room used for the preparation of food for service to the public. The request is to allow an employee restroom to open directly into the commercial kitchen. Per the proponent, the restroom is fully enclosed with a tight-fitting and self-closing door, which meets the Retail Food Establishment Sanitation Requirements regulated by the Indiana State Department of Health.

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

21-06-24

Project:0 Hydro Extrusions Expansion,Elkhart

C

21077

The code states that the area of a F occupancy building no more than two stories above grade plane shall not be limited where the building is equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.1 and is surrounded and adjoined by public ways or yards not less than 60 feet in width. The request is not to comply with code along the West exterior wall. There will be close spaced sprinklers along that area.

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

21-06-25

Project:423060 New Vista - Indianapolis,INDIANAPOLIS

C

21078

The code states fire doors shall be self- or automatic-closing in accordance with this section. Self-closing chute intake doors shall not fail in a "door open" position in the event of a closer failure. The request is to omit the closers on twenty-four resident room doors located within one hour rated wall construction for the I-1 use group portion only. The proponent states that all occupied areas are staffed 24/7 and the staff are trained in emergency evacuation procedures.

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

21-06-26

Project:0 Polk Stables,Indianapolis

C d. The code prohibits delayed egress locks from being installed on doors serving Group A occupancy. The request is for delayed egress device to be provided on the egress doors on the second and third floors leading from the food and beverage tenant space into the office tenant space which provides access to the second exit from food and beverage space. The proponent state that the listed delayed egress locks will unlock upon actuation of the sprinkler system, fire alarm system or loss of power.

C c. The code requires the exterior wall to be of 1-hour construction due to the fire separation distance between North and South property lines from building. The request is to have non-rated exterior walls located on the north and south property lines. The proponent states that there is a 15 feet wide alley adjacent to the north property lines.

C b. The code prohibits openings in exterior walls where the openings are less than 3 feet from the property line. The request is for the South and East exterior walls located on the South and East property lines will have non-rated exterior openings with less than 3 feet from property line. The proponent states that exterior openings in the East exterior wall totaling only 6.8% of the wall area will be protected by close-spaced sprinklers 6'-0" O.C.

A 21082

a. The code requires a two-way communication system shall 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 provide a two-way communication system. Instead rely on the use of cell phones.

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

21-06-27

Project:0 Wheeler Mission - CWC - New Building and Site Development,Indianapolis

C b. The code requires every dwelling unit and every sleeping unit intended to be occupied as a residence shall be a type B unit. The request is to allow 27 units to not comply with said code. The proponent states that the rooms in question are not apartments.

C 21083

a. The code requires buildings, structures, elements, and spaces to be accessible to person with physical disabilities. The request is to allow the stage area that is used by children not to be accessible for someone in a wheelchair. The proponent states a temporary ramp will be provided if anyone in a wheelchair needs access to a stage.

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

21-06-28

Project:0 Saint Francis University Garage Conversion,Fort Wayne

C 21086

The code states the provisions 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. The request is to convert an existing 1-story Class 2 outbuilding of 2,300 sq ft into a hospitality space for use by the University President for events for alumni and potential donors and other events. The proponent states that there will be a sign posted limiting the occupant load to a maximum of 99.

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

21-06-34

Project:0 Parkview Kosciusko,Warsaw

C 21087

Earthquake loads for the addition to the hospital will be designed per the 2016 Edition of ASCE 7 as Seismic Design Category A in lieu of the currently adopted by reference 2010 Edition of ASCE 7.

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