

STAFF REPORT

Report Date: 10/01/2021

"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

Project:417103

Bodenbender Barn Reuse Project,SALEM

C

20859

TABLED BY COMMISSION 09/08/2021.

TABLED BY COMMISSION 08/03/2021

TABLED BY PROPONENT 08/03/2021.

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 09/08/2021.
TABLED BY PROPONENT 08/02/2021.
TABLED BY PROPONENT 08/02/2021.
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.

21-08-31

C

Project:424639

BNutty Storage Container Addition,PORTAGE

21169

TABLED BY COMMISSION 09/08/2021.

The code states alternate materials, methods, equipment, and design shall be as required by the General Administrative Rules (675 IAC 12-6-11) and the rules for Industrialized Building Systems (675 IAC 15). The request is to allow metal storage containers to be made into a permanent structure. The proponent states that no employee will be working inside and the public will not be able to access the containers.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the September 8, 2021 meeting.

21-08-33

D

Project:0 nightmare on main street,kendallville

21174

TABLED BY COMMISSION 09/08/2021.

The code requires a sprinkler system to be provided in special amusement buildings. The request is to allow the sprinkler system to be omitted in a 8,791 square feet existing building permanently. The request was granted in September 2019 (19-09-39) with condition sprinkler be installed by September 2021. Proponent states the building was not open for business in 2020 and funds are not available.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the September 8, 2021 meeting.

21-09-31

C

Project:423110 the Elaan Phase 2,INDIANAPOLIS

21117

The code states that no equalizer shall be used nor shall the main outlet be connected to the circulation system through a skimmer. The request is to allow a manufactured pool by Natara Corporation to supply and install an equalizer in the pool.

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

21-09-32

C

Project:0 michael michaels salon and spa,Fort Wayne

21163

The code requires a minimum fresh air requirement of 930 cfm. The request is to calculate the cfm on 15 people maximum and having a 480 cfm. The proponent states the facility is totally organic and there are no chemicals in the salon.

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

21-09-33

Project:395728

Una Esperanza Viva,INDIANAPOLIS

C

21193

The code requires sprinkler protection for the underside of exterior roof overhangs and canopies where of combustible construction and exceeding 4 feet in width. The request is for an existing exterior canopy to not be provided with automatic sprinkler protection. The proponent states that the canopy structure is separated from the interior of the building by CMU block wall.

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

21-09-34

Project:421074

**Bankers Life Fieldhouse Expansion
Project,INDIANAPOLIS**

C

21195

The code states unless otherwise modified by 17.6.3.2.2, 17.6.3.3.2, or 17.6.3.7, spot-type heat-sensing fire detectors shall be located on the ceiling not less than 4 in. from the sidewall or on the sidewalls between 4 in. and 12 in from the ceiling. The request is to allow requires spot-type smoke detectors to not meet this code. The proponent states that 12 devices listed with the AHJ to request that the installation height be at the "Max Mounting Height" identified on the plans to allow for the devices to remain serviceable.

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

21-09-35

Project:418436

Sri Ganesh Mandir,COLUMBUS

C

21201

The code requires an automatic sprinkler system to be installed in Group A-3 occupancies where the fire area has an occupant load of 300 or more. The request is to not provide a fire suppression system in an A-3 occupancy with over 300. The proponent states that there will be a posted limit of 299. There will also be a smoke detection system installed throughout the building, not required by code.

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

21-09-36

C

Project:0

Mackay Arena,West Lafayette

21221

The code states the clear width of aisles and other means of egress shall comply with Section 1028.6.1 where smoke-protected seating is not provided and with Section 1028.6.2 or 1028.6.3 where smoke protected seating is provided. The clear width shall be measured to walls, edges of seating and tread edges except for permitted projections. The request is to use the Smoke Control Report for the seating bowl and traditional exit factors in lieu of being in compliance with section 1028.6 of the 2014 IBC.

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

21-09-37

C

Project:414565

The Reserve at White River,INDIANAPOLIS

21228

The code states that the corridors must have a minimum width of 22 inches when a door is in any position. The request is to permit the doors to the mechanical rooms for the dwelling units to reduce the width of corridor to 17 inches when door is 90 degrees. The proponent states mechanical rooms are locked and only accessed by authorized personnel for routine maintenance.

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

21-09-38

C

Project:423693

Noble Roman's Craft Pizza & Pub,INDIANAPOLIS

21232

The code states that an automatic sprinkler system shall be provided for Group A-2 occupancies. The request is to not provide an automatic sprinkler system. The proponent states there are no fryer or grease laden cooking.

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

21-09-39

Project:0 Nightmare on Shafer Drive, Monticello

C

21234

The code requires a sprinkler system to be provided in special amusement buildings. The request is to allow the sprinkler system to be omitted for an existing building that has been converted to a haunted house. This is the 3rd request for a sprinkler extension due to lack of funds. Proponent states there are 7 exits and will be equipped with smoke alarms and fire extinguishers in each room. The request is for 15 days in October.

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

21-09-40

Project:0 Gateway Park Senior Living, Greenfield

D

21233

a. The code requires fire-doors to be either self-or automatic-closing. The request is to allow the memory care portion of resident room doors in an assisted living facility to not be provided with closers. The proponent states that the proposed design will exceed the requirements of section 32.3.3.6, NFPA 101 Life Safety Code for Residential Board and Care Occupancies.

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

A

c. The code requires corridors to be 1-hour fire-resistive construction and does not permit them to be interrupted by intervening rooms. Exceptions to this requirement are for foyers, lobbies, and reception rooms. The request is to permit the dining rooms, lounges, and sitting areas to be open to the corridor serving the memory care and assisted living facility, I-1 Occupancy and R-2 Occupancy. The proponent states the proposed design will exceed the requirements of Sec. 32.3.3.6 and 30.3.6.3.2, NFPA 101, Life Safety Code for Residential Board and Care Occupancies, which only requires sleeping rooms to be separated.

A

b. The code permits the ceiling membrane of 1- and 2-hour rated horizontal assemblies to be interrupted with the double wood top plate of a fire-resistance-rated wall assembly as long as all penetrating items through the double top plates are protected. The request is to allow the ceiling membrane of the 1-hour rated horizontal assemblies to be interrupted with the double wood top plate of a wall assembly that is sheathed with Type X gypsum wallboard in lieu of the wall being required to have a fire-resistance rating as permitted in the 2015 edition of the International Building Code.

21-09-41

Project:0 The Madison,Greenwood

- A e. The code permits the ceiling membrane of 1- and 2-hour fire rated horizontal assemblies to be interrupted with the double wood top plate of a fire-resistance-rated wall assembly as long as all penetrating items through the double top plates are protected. The request is to allow the ceiling membrane of the 1-hour rated horizontal assemblies to be interrupted with the double wood top plate of a wall assembly that is sheathed with Type X gypsum wallboard in lieu of the wall being required to have a fire-resistance rating as permitted in the 2015 and 2018 edition of the International Building Code.
- C d. The code requires a structurally independent fire wall. The request is to allow building E to be separated by a 2-hour party wall/fire barrier in lieu of a fire wall. The proponent states that the 2015 IBC, Section 705.3 Exc. 2 thru 2021 IBC allows two (2) one (1) exterior walls that are not structurally independent.
- A c. Code requires two communication to be provided at the elevator landing that is one story above or below exit discharge. The request is to not provide 2-way communication system at the elevator landing on each floor. Cell phones will be used.
- C b. The code prohibits party walls from having any openings in them. The request is to allow building E 2-hour party wall to have openings permitting access from the building to the parking garage. The proponent states that the 2015 IBC, Section 705.3 Exception 2 thru 2021 IBC recognizes openings in such walls when protected with 60-minute assemblies.
- A 21249
- a. The code requires accessible elevator to be provided with standby power. The request is for buildings B,E,F, and G for all 4 stories to not be provided with standby power. The proponent states that ADA/ADAAG and Fair Housing Act do not require other means of egress from multi-story privately owned apartment buildings.
- *****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the October 5, 2021 meeting.

21-09-42

Project:0

The Madison,Greenwood

C

21250

a. The code requires each building to have the appropriate amount of exits. The request is to have two exits through a separate garage and one from the apartment.

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

C

b. The code requires ten 10 feet of separation and serve the kitchen only. The request for the dwelling units kitchen air intake will be at minimum approximately five 5 feet from the oven/range. Similar variance has been granted in the past.