

STAFF REPORT

Report Date: 02/26/2021

- "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 02/02/2021.
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 02/02/2021.

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*****

21-01-39

C

**Project:409889 St John The Baptist Eritrean Orthodox
Christi,INDIANAPOLIS**

20749

TABLED BY COMMISSION 02/02/2021.

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.

21-01-43

C

Project:0 Goshen Brewing Company IGIOO,Goshen

20751

TABLED BY COMMISSION 02/02/2021.

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.

21-02-24

C

Project:419775 Indianapolis Colts Hangar,INDIANAPOLIS

20763

The code requires hangers to have an approved by code fire suppression system. The request is to not install system to current adopted code, but to construct the suppression system to the 2016 NFPA 409 with approved changes dated 2022 edition.

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

21-02-25

C

Project:417230 Walmart Distribution Center,McCordsville

20764

The code states Buildings or areas protected by ESFR sprinkler system are permitted to have 400 feet exit travel distance. The request is to allow new 3 level warehouse / distribution center to have exit travel distance up to 480 for normally occupied areas and 700 feet for not-normally occupied robotic storage system. The proponent states that the building will have an automatic sprinkler system throughout the building, roof height of 72 feet allowing large volume of smoke to fill before affecting egress route.

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

21-02-26

Project:0 5454 Decatur Blvd,Indianapolis

C 20767

a. The code states that where mechanical ventilation, treatment systems, temperature control, manual alarm, detection or other electrically operated systems are required, such systems shall be provided with an emergency or standby power system in accordance with NFPA 70 and Section 604. The request is to not have standby or emergency power to not be provided. The proponent states that battery back-up power is provided for emergency lighting, exit signs, fire alarm system, and exhaust ventilation.

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

C b. The code prohibits buildings or structures from exceeding the allowable heights and areas based on the construction type of the building or structure. The request is to allow a facility with an occupancy of H-2/H-3/S-1 of II-B construction to be over the allowable area. The proponent states that the H-3 Occupancy area will be provided with a 1-hour separation. The H-2 Occupancy area will be provided with a 2 hour fire barrier. Class IA liquids will not be utilized within the mixing room or stored in the facility.

C c. The code states exhaust ventilation systems shall comply with all of the following: systems shall operate continuously unless alternative designs are approved. The request is to allow mechanical ventilation system to not operate continuously. The proponent states that specialty exhaust ventilation systems will be provided and designed for specific hazard areas.

21-02-27

Project:0 Lowe's Home Improvement ,Columbus

C 20768

The code does not permit storage of aerosol above height of 6 feet. The request is to store the product over the 6 feet requirement. There is no in rack sprinkler system above the 6 feet.

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

21-02-28

Project:0 Park 130 Building 3,Whitestown

C 20772

a. The code states where mechanical ventilation, treatment systems, temperature control, manual alarm, detection or other electrically operated systems are required, such systems shall be provided with an emergency or standby power system in accordance with NFPA 70 and Section 604. The request is for standby or emergency power to not be provided. The proponent states that battery back-up power is provided for emergency lighting, exit signs and fire alarm system and exhaust ventilation.

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

C b. The code states exhaust ventilation systems shall comply with all of the following: systems shall operate continuously unless alternative designs are approved. The request is to allow mechanical ventilation system to not operate continuously. The proponent states that specialty exhaust ventilation systems will be provided and designed for specific hazard areas.

C c. The code states the aggregate floor area of Group H occupancies located in an unlimited area building shall not exceed 10 percent of the area of the building nor the area limitations for the Group H occupancies as specified in Table 503 as modified by Section 506.2 based upon the perimeter of each Group H floor area that fronts on a public way or open space. The request is to allow the area limitations to be exceeded for the Group H occupancies as specified in table 503. The proponent states that the building will comply with the 2021 edition.

21-02-29

Project:0 Meyer Venue Barn, Mooresville

C 20774

The code requires an automatic sprinkler system to be provided for Group A-2 occupancies where area exceeds 5,000 sq. ft. and/or 100 occupants. The request is to not provide automatic sprinkler system in the event hall (A-2 Occupancy) which has a calculated occupant load of 100 or more. The proponent states that shunt will be provided so that when the fire alarm is activated any music will be turned off and the maximum travel distance to an exit is approximately 61 feet.

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

21-02-30

C

Project:0

Blackberry Hill Wedding Barn, Elizabethtown

20780

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 Agricultural Building to a Class 1 Structure classified as A-2 occupancy. The proponent states that a shunt trip will be provided to shut off any sound system when the detection system is activated. Three exits are provided with capacity of 495.

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

21-02-31

C

Project:0

EHOB Expansion, Indianapolis

20785

The code requires all exterior walls to have 60 feet of open area or a four hour fire wall. The request is to allow 200' of the West exterior wall to be 9' to 10' from property line. The proponent states that there will be close spaces sprinklers at a maximum 6' on center for the full length of the exterior wall and the building will be protected with an automatic fire suppression system per NFPA 13, 2010 Edition.

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

21-02-32

Project:0 Good Shepherd Montessori School,South Bend

C

20788

a. The code requires a Type I or Type II hood shall be installed at or above all commercial cooking appliances in accordance with Sections 507.2.1 and 507.2.2 and Table 507.2. The request is to allow a kitchen serving the school to not provide a Type I Hood. The proponent states that cooking is limited to warming and other types of food preparation that do not produce grease or grease-laden vapors.

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

C

20788

b. The code requires a final score of zero or more in all categories, Fire Safety, Means of Egress, and General Safety in order to pass the Chapter 34 Evaluation. variance request is to permit an additional 16 points to be credited in the Fire Safety column, 7.6 points in the Means of Egress column, and 13.6 points in the General Safety column in Table 3412.7 in order to achieve an overall passing score. The proponent states that smoke detection system will be tied to the fire alarm system throughout the building. Each of the two (2) exit stairs are enclosed with fire-resistive construction, including 1-hour rated doors.

21-02-33

Project:417518 EAA Aeronautical Center of Technology,GREENWOOD

C

20791

The code establishes allowable areas per construction type. The request is to increase the allowable are within the finished area. The project includes adding a second floor to the Aeronautical center being 3,025 square feet. This area is of V-B construction. The sprinkler system was removed once the addendum was issued for the Aeronautical center. This created the situation of a fire barrier as separation instead of a fire wall.

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

21-02-34

Project:419938

The Crystal Coop Reception & Event Center,ANDERSON

C

20793

a. The code states that an automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists: 1. The fire area exceeds 5,000 square feet; 2. The fire area has an occupant load of 100 or more; or 3. The fire area is located on a floor other than a level of exit discharge serving such occupancies. The request is to not provide an automatic sprinkler system. The proponent states that the chapter 34 meets minimum safety score.

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

C

20793

b. The code states in buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S, and in places of religious worship, the main exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. The request is to allow key-operated locking device from the egress side with occupant load over 300.

C

20793

c. 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 allow an existing barn to change occupancy to an A-2 occupancy. The proponent states that the structure has been evaluated and meets the requirements for chapter 16 of the 2012 IBC.

C

20793

d. The code states that a manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies where the occupant load due to the assembly occupancy is 300 or more. Group A occupancies not separated from one by at least 1-hour rated fire barriers shall be considered as a single occupancy for the purposes of applying this section. The request is to not provide an occupant notification system as required for more than 300 persons. The proponent states that they will provide an interconnected system in the banquet room and visual/audible alarms in the other

21-02-37

Project:419779

Conservatory at Evergreen,INDIANAPOLIS

C

20810

The code requires building to comply with the energy code. The request is to allow the greenhouse structure not to comply with the code. The proponent states the building mechanical and electrical design meets the requirements.

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

21-02-38

Project:0 Johnson Creamery Apartments,Bloomington

C f. The code states the primary entrance door to the unit shall comply with Section 404. The request is to allow latch side clearance on the inside of the Type B apartment unit entry door for 24 of 62 units total to not be provided due to the interior layout of the units. The proponent states that the federal Fair Housing Act does not require latch side clearance for the interior side of the unit entry door, nor was it required by the previously adopted 2003 ICC A-117.1 standard.

A 20814

a. The code prohibits the maximum building height in feet from exceeding the building having the smaller allowable height as measured from the grade plane. The request is to allow the building height to be 61 feet 5 inches measured from grade plane. The proponent states that there is a difference in grade around the building approximately 21 inches on the 1st floor.

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

A 20814

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.

A 20814

d. The code requires hoistways of elevators in Group R-2 occupancy buildings that penetrates more than four stops requires hoistway venting. The request is to allow the new elevator in the new dormitory building to not have hoistway venting. The 2015 International Building Code no longer requires venting of elevator hoistways.

B 20814

c. The code prohibits exterior wall openings of a building from exceeding its permitted percentage of openings based upon fire separation distance to the adjoining property lines. The request is to allow openings on each floor exceed 10%; 25% on the 2nd level, 28% on the 3rd level, 29% on the 4th level, and 31% on the 5th level. The proponent states that they will

21-02-38

Project:0 Johnson Creamery Apartments,Bloomington

provide quick response sprinkler to be located at the ceiling level within 12 inches horizontally of each exterior opening on floors 2-5 in the west exterior wall.

B

20814

b. The code requires at least one accessible elevator in buildings five (5) stories or more to be provided with standby power. The request is to not provide the standby power. The proponent states elevators will have battery back-up provided in order to permit lowering of the elevators in the event of loss of power. Additionally, a transfer switch will be provided to permit hookup of a portable generator.

21-02-39

Project:0 Interior Renovation for Child Care Network,Seymour

C

20820

a. The code states exits shall discharge directly to the exterior of the building. The exit discharge shall be at grade or shall provide direct access to grade. The request is to allow an existing stair serving the 3rd story to not discharge directly to the exterior. The proponent states that there are 3 stairs One will be enclosed with 1-hour construction and the other two will be protected by a draft curtain and closely spaced sprinklers.

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

C

20820

b. The code states the provisions of this chapter shall apply to existing buildings, or portions thereof, where the proposed new occupancies are in Groups A, B, E, F, M, R, S, and U or within a different division of the same occupancy group. Where a portion of a building undergoes a change of occupancy, the evaluation in accordance with this chapter shall be performed only on the portion undergoing the change of occupancy, provided the requirements of Section 508 are met. The request is to use the mandatory scores for an E occupancy in Table 3412.8 for the evaluation of the change of occupancy to I-4 occupancy. The proponent states that they will have an automatic sprinkler system installed throughout the building. A fire alarm will also be installed inside the building with maximum travel distance to an exit being 149 feet, under the 200 feet the code permits.