



FIRE PREVENTION & BUILDING SAFETY COMMISSION



MEETING MINUTES

For the July 2024 Meeting.

MEETING DETAILS

Date: July 2, 2024

Time: 9:00 AM

Location: Government Center South – Conference Room B

Member Attendance

Name	Present		Means of Participation
	Yes	No	
Logan Cook	<input type="checkbox"/>	<input type="checkbox"/>	In Person
John Crisp	<input type="checkbox"/>	<input type="checkbox"/>	In Person
Harold Davidson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In Person.
Todd Hite	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In Person
James Murua	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In Person
Michael Patarino	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In Person
Michael Popich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In Person
David Porter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In Person
Lane Slaughter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In Person
Kenneth Wagner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In Person
Michael Zehner	<input type="checkbox"/>	<input type="checkbox"/>	In Person

1. Call to Order

Meeting was called to order at 9:01am.

2. Roll Call

Quorum was met.

3. Introduction of New Commissioner – Lane Slaughter

4. Review of June 2024 Minutes

Tabled.

5. IDHS Reports and Updates

- i. IDHS Variance Determinations Report as required by 675 IAC 12-5-6.2(f)

6. State Building Commissioner Interpretations

- i. None

7. Rulemaking Updates

- i. Electrical Code Update Committee
- ii. Building Code Update Committee
- iii. Fire Code Update Committee
- iv. Lift Device Update Committee
- v. Plumbing Code Update (EPA Compliance)

8. Variances

a. Tabled

- i. **24-02-31 Selking International (Fort Wayne) – No proponent. Denied.**
- ii. **24-03-27 Point Biopharma (Indianapolis) – Cameron McPherson presented. Approved.**
- iii. **24-03-39 Marvel Home (Fairmount) – No proponent. Denied.**
- iv. **24-04-45 Phoenix Fort Wayne International Harvester (Fort Wayne) – Jamie Tharpe presented. Dual path communication for fire alarm for a building built in 1924. Adding a network to the system presents logistical challenges and hundreds of thousands of dollars in costs. Building is primarily used for storage. No actual cost estimate presented. Tabled until cost estimate can be put together.**
- v. **24-04-52 Tent (Greenwood) – No proponent. Tabled.**

- vi. **24-05-37 YMCA of Muncie – New Downtown YMCA (Muncie)** – Dennis Bradshaw presented. Openings in one-hour rated wall. Non-rated storefront glass opening areas. Unable to find rated opening, providing additional closed-space sprinklers that spray to wash glass wall. **Approved with condition:** Heads must be designed to spray along the wall.
- vii. *24-06-38 W.C. Redmon Co. (Peru) (Not being heard in July, on agenda for informational purposes only. Will be heard in August.)*

b. *New*

- i. **24-06-26 Rudich – Brakes for Less (Indianapolis)** – No proponent. Dave Carpenter from IFD spoke, noted no objections. Chairman Murua asked Mr. Carpenter whether they were moving toward a permanent building, who indicated that he did not believe they were currently doing so but encouraged moving forward. **Denied.**
- ii. **24-06-30 LaSalle Grill (South Bend)** – Pat Lynch. Type 1 Exhaust Hood, replacing existing hood. One appliance is a solid fuel appliance, wood-burning char grill. Vendor's core fire suppression system used but does not comply with wet/dry chemical suppression requirement, uses water-only system, complies with UL 300 standard. Product specialist presented information on core system's design and function. **Approved.**
- iii. **24-06-31 Vernon Beechy – New Building (Shipshewana)** – Freezer used for pet food storage. \$360,000 to sprinkler building, Amish-owned. Mr. Popich expressed concern that the project is not evolving according to plans and submitted documents, per the building commissioner. The proponent noted that no insulation specification was made, spray foam was used because it had superior performance. Polystyrene at five inches, less than four allowed. **Tabled** while proponent works on another route, as current request is viewed unfavorably.
- iv. **24-06-33 Bloomington Readiness Center Modernization (Bloomington)** – Variance to allow 18 feet above floor to be unrated construction. Existing 1960's National Guard Armory, remodel. The existing steel drill room at 18 feet instead of 20. Fire Official notes that there is no sprinkler and no alarm, and none are being proposed. Capacity over 900 people, rented to the public for dances and events. Four means of egress. Extended discussion was had on whether sprinklers were necessary and potential safety features that could be added given the age of the building and the costs involved. **Approved with conditions:** must include an NFPA 72 2010 edition alarm system.
- v. **24-06-34(a)(b) Covenant Christian School (Bloomington)** – Chapter 34, asking for additional 9.2 points. Asking to not provide sprinkler system in area exceeding 12,000 square feet. Rural area, no water lines capable of supporting a sprinkler system. Cost to comply would exceed \$400,000 on a \$1.5M building. Bloomington Fire and Bobby LaRue opposed. Vice-Chairman Popich notes that building is over double the allowed area for sprinkler requirements. **Denied.**

- vi. **24-06-36 Stakkd TSIN (Whitestown)** – Elevator shaft using fire stop sealant. DHS had not seen a similar variance, forwarded to Commission. **Approved.**
- vii. **24-06-37(a)(b)(c)(d) Project Zodiac (ADC1A) (Fort Wayne)** – Department recommends approval of A through C. **Approved.** Variance D to not ventilate indoor storage area. Christina Collester presented. **Tabled** while additional information is gathered.
- viii. **24-06-39(a)(b) Frederick Douglass Park Family Center (Indianapolis)** – Vice-Chairman Popich **recused.** DHS recommends approval of B. A involves two overhead doors installed in the path of egress. Fully sprinklered and fire-alarmed building. Emergency cooling and heating center. Doors stay open, chains to close doors padlocked. Doors only shut if they lose power to the building. Commissioner Davidson expressed concern that the doors do not comply with OSHA standards even if a variance is granted. Commissioner Patarino believes that there are numerous other ways of addressing energy conservation concerns, including drop-down draft curtains, that do not create egress issues. **Withdrawn.**

Commission took a break from 11:50 to 12:20.

- ix. **24-06-27 Holiday Farms Clubhouse – Exterior Active Pool (Zionsville)** – Code requires that width between pool and open door be 48 inches, offering 40.5 inches. Accordion-style doors give 48 inches when closed, but 40.5 when open. Commissioner Patarino expressed concern about the number of code issues raised by the various variances being proposed. Various proposals were considered, but doors in compliance when closed, so considering leaving the doors permanently closed. **Withdrawn.**
- x. **24-06-29(a)(b) Holliday Farms Clubhouse Exterior – Social Pool (Zionsville)** – Requesting to use VGBA drains, use four inlets in substitute of main drains for circulation. Commissioner Hite and other Health Department Members provided clarification on zoning and circulation requirements for pools with sun shelves. A is **approved.** Commissioner Hite asked if pool can be drained via inlets, confirmed. **Approved with conditions:** Must submit new drawings as-built to IDHS and county health departments for all pool areas by August 1, means to drain pool via inlets.
- xi. **24-06-32(a)(b)(c) The Clubhouse at Holliday Farms (Zionsville)** – Maneuvering clearances in entrance to bathroom and shower less than required 54 inches (46.5) due to half-wall for privacy. A is **denied.** B is for vertical grab bars, not required by ADA, cannot get a grab bar in proper reach range. B is **denied.** C is **denied.**
- xii. **24-06-35(a)(b)(d) Holliday Farms Clubhouse – Exterior Active Pool (Zionsville)** – Shallow shelf, turnovers. County Health noted that they do not have updated plans for what was actually constructed, as what was constructed differs from what was proposed to county health. B is **approved.** C is **approved.** D is **approved.**
- xiii. **24-06-40(a)(b)(c)(d)(e)(f)(g)(h)(i)(j)(k)(l) The Clubhouse at Holliday Farms (Zionsville)** – **Tabled** while proponent explores additional options.

9. Industrialized Building Systems Applications and Renewals

- i. None

10. Report on Administrative Review

- a. OALP Non-Final Orders – Commission Review/Action Required as Ultimate Authority

- i. **DHS-2312-003133 – LaPorte County vs. Department of Homeland Security (Objection filed.)** – Non-Final Order is Dissolved and issue remanded to OALP for further proceedings.

- b. New Cases – Monitoring Only

- i. DHS-2405-001267 – Grateful Care ABA vs. White River Township Fire Department

- c. Ongoing Cases

- i. DHS-2402-000396 – Knight’s Inn v. Seymour Fire
 - ii. DHS-2404-000891 – Somnath Hospitality v. City of Seymour

- d. New Filings – Commission Review / Action Needed

- i. None

- e. OALP Final Orders – No action required.

- i. None.

- f. Judicial Review

- i. Davidhizer

11. Next Meeting

The next meeting of the Indiana Fire Prevention and Building Safety Commission shall take place on **Tuesday, August 6, 2024 at 9:00am**. The meeting will be held in the **Indiana Government Center South** in **Conference Room B**. The meeting will also be streamed live via Microsoft Teams.

Public notice and virtual/electronic meeting access details will be provided on the [Commission's Web Page](#) in advance of the meeting.

12. Adjournment

Meeting adjourned at 1:55pm.