

AGENDA

For the June 2025 Meeting

MEETING DETAILS

Date: June 3, 2025 **Time:** 9:00 a.m.

Location: Indiana Government Center South, Auditorium

1. Call to Order

The meeting was called to order at 9:00 A.M.

2. Roll Call

Name	Pre	sent	Means of Participation
	Yes	No	
Craig Burgess	\boxtimes		
Logan Cook	\boxtimes		In Person
John Crisp		\boxtimes	
Todd Hite	\boxtimes		In Person
James Murua	\boxtimes		In Person
Buckie Olaleye	\boxtimes		In Person
Michael Patarino	\boxtimes		In Person
Michael Popich	\boxtimes		Electronic Means (MS Teams)
David Porter		\boxtimes	
Lane Slaughter	\boxtimes		In Person
Kenneth Wagner	\boxtimes		In Person
Michael Zehner		\boxtimes	

3. Review of May 2025 Minutes

Motion:	Vote	
Approved	Yes	No
Craig Burgess	\boxtimes	
Logan Cook	\boxtimes	
John Crisp		
Todd Hite	\boxtimes	

James Murua	\boxtimes	
Buckie Olaleye		
Michael Patarino		
Michael Popich		
David Porter		
Lane Slaughter		
Kenneth Wagner		
Michael Zehner		

4. IDHS Reports and Updates

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

5. Rulemaking Updates

- i. Electrical Code Update Committee IDHS legal is creating a final table that shows the additions and deletions of the Electrical Code to disperse to the Commission members. The goal is to vote on the Electrical Code at the July meeting.
- ii. Building Code Update Committee Building Code will meet on June 11, 2025, to discuss Chapter 1 Amendments
- iii. Fire Code Update Committee Fire Code will meet on June 11, 2025, to discuss Chapter 1 Amendments
- iv. Lift Device Update Committee Hoping to get the Lift Device committee back on the schedule after we move some rulemaking (Electrical Code and Plumbing) through the rule promulgation process.

DHS-2405-001267 – Grateful Care ABA v White River Township Fire Department

Motion:		Vote
Affirm ALJ's Non-Final Order	Yes	No
Craig Burgess	\boxtimes	
Logan Cook		\boxtimes
John Crisp		
Todd Hite	\boxtimes	
James Murua	\boxtimes	
Buckie Olaleye	\boxtimes	
Michael Patarino	\boxtimes	
Michael Popich	\boxtimes	

David Porter		
Lane Slaughter	\boxtimes	
Kenneth Wagner	\boxtimes	
Michael Zehner		

7. Variances

a. Tabled

i. 25-03-62 Sprinkler System (Indianapolis) – Proponent not present, but this action was dismissed because a bill that was signed into law by Governor Braun makes this variance moot, as it 'grandfather's in' select ministry day care facilities if they meet the criteria for it.

Motion:	V	ote
Dismissed (No Variance Required)	Yes	No
Craig Burgess		
Logan Cook		
John Crisp		
Todd Hite		
James Murua		
Buckie Olaleye		
Michael Patarino		
Michael Popich		
David Porter		
Lane Slaughter		
Kenneth Wagner		
Michael Zehner		

ii. 25-04-27 Graber Lumber Addition (Spencerville) – 17 months ago Chairman Murua met with the client who had built a room for staff to have a break are and some restrooms, then a stop work order was issued. Thought that a Chapter 34 would suffice, which passed and submitted, but a Chapter 34 is for change of use, not an addition, so a variance was needed. Structure is a steel building with Type 2 qualifications; it also has a wood-frame combustible construction attached to it. There is no water service in that area of Allen County – closest water is an estimated 4 miles away. A 4-hour fire separation is to be constructed which will separate the

wood structure from the new 16,000 ft. construction. There is an over abundance of emergency egress and manual pull station fire alarms.

Motion:		Vote
Approved	Yes	No
Craig Burgess		
Logan Cook		
John Crisp		
Todd Hite		
James Murua		
Buckie Olaleye		
Michael Patarino		
Michael Popich		
David Porter		
Lane Slaughter		
Kenneth Wagner	\boxtimes	
Michael Zehner		

iii. 25-04-32 Rooftop Solar Installation – UTS Engineering (Mooresville) – No proponent present, this is the second time this variance was tabled due to no proponent being present.

Motion:	Vo	ote
Tabled	Yes	No
Craig Burgess	\boxtimes	
Logan Cook	\boxtimes	
John Crisp		
Todd Hite		
James Murua		
Buckie Olaleye	\boxtimes	
Michael Patarino	\boxtimes	
Michael Popich	\boxtimes	
David Porter		
Lane Slaughter	\boxtimes	
Kenneth Wagner		
Michael Zehner		

iv. 25-04-34 101 Ag Bldg N1 (Pendleton) – Variance is to not provide the inside outside hose demand for the sprinkler system. Type 2-B building, 40,000 sq ft. Some B occupancy office area, building would be for storage of concrete additives, low

hazard use, but storing over 12 feet and supporting with pallets, so it is classified as combustible storage even though commodity is low hazard. Designed for fire suppression, esf4 designed to extinguish a fire, water supply to site will support sprinkler system to maximum extent for all sprinklers operating (12 sprinklers). High-demand system. Fire department didn't express opposition to variance at the time.

lotion: Vote		ote
Approved	Yes	No
Craig Burgess	\boxtimes	
Logan Cook	\boxtimes	
John Crisp		
Todd Hite		
James Murua	\boxtimes	
Buckie Olaleye	\boxtimes	
Michael Patarino	\boxtimes	
Michael Popich	\boxtimes	
David Porter		
Lane Slaughter		
Kenneth Wagner		
Michael Zehner		

v. 25-04-36 Franklin St Lofts (Evansville) – Conversion of factory into apartments. The building is large enough to be sprinklered, seeking to make modification to 13-r to be considered as a 13 system, which reduces the horizontal separation from 1 hour to a half hour. Will have the same number of heads, same density as a 13 system versus 13-r. Added benefit of having a fire pump, unlimited delivery, 3-story building. R-2 occupancy if everyone has access they are not required (per Variance B)

Motion:		Vote
Approved (Variance A)	Yes	No
Dismissed – No Variance Required		
(Variance B)		
Craig Burgess	\boxtimes	
Logan Cook	\boxtimes	
John Crisp		
Todd Hite	\boxtimes	
James Murua	\boxtimes	
Buckie Olaleye	\boxtimes	
Michael Patarino	\boxtimes	
Michael Popich	\boxtimes	
David Porter		

Lane Slaughter	\boxtimes	
Kenneth Wagner	\boxtimes	
Michael Zehner		

b. New

i. 25-05-38 Riverside Manufacturing (Fort Wayne) – Tenant space in left over are, multi-tenant building not really set up dependent upon how it is divided. Always a challenge for egress. 280 feet of travel distance, most remote point is 280 feet, putting them 30 feet over. Classified as a S1/F1. Mezzanine occupancy to be 300 for B occupancy portion and they are within that. Access to 5 means of egress doors, walking speed is 250 feet per minute. Allowable travel through adjacent tenant space. CRST is the adjoining tenant, they will be there 24/7 and will have cameras and alarms (will be aware if someone needs to go through that space for egress). One owner of the building and landlord will create an easement.

Motion:		Vote
Approved with Conditions: Additional egress door on northeast side/corridor of the subject tenant space.	Yes	No
Craig Burgess	\boxtimes	
Logan Cook	\boxtimes	
John Crisp		
Todd Hite	\boxtimes	
James Murua	\boxtimes	
Buckie Olaleye	\boxtimes	
Michael Patarino	\boxtimes	
Michael Popich	\boxtimes	
David Porter		
Lane Slaughter	\boxtimes	
Kenneth Wagner	\boxtimes	
Michael Zehner		

ii. 25-05-39 Indiana BJJ Academy (Greenwood) – No proponent present, first time variance is being tabled for lack of a proponent.

Motion:	Vote	
Tabled	Yes	No
Craig Burgess	\boxtimes	
Logan Cook	\boxtimes	

Todd Hite	John Crisp		
Buckie Olaleye Michael Patarino Michael Popich David Porter Lane Slaughter Kenneth Wagner	Todd Hite	\boxtimes	
Michael Patarino Michael Popich David Porter Lane Slaughter Kenneth Wagner	James Murua	\boxtimes	
Michael Popich David Porter Lane Slaughter Kenneth Wagner	Buckie Olaleye	\boxtimes	
David Porter □ Lane Slaughter □ Kenneth Wagner □	Michael Patarino	\boxtimes	
Lane Slaughter □ Kenneth Wagner □	Michael Popich	\boxtimes	
Kenneth Wagner	David Porter		
•	Lane Slaughter	\boxtimes	
Michael Zehner	Kenneth Wagner	\boxtimes	
	Michael Zehner		

iii. 25-05-40 Regus Office (Munster) – Permit non-rated corridor walls and doors within individual tenant space being built on the 3rd floor. It requires one-hour-rated corridor and 20-minute rated doors. Type 2-B construction and is an existing office building. NFPA 101 permits non-rated corridors for B occupancy single occupant tenant spaces. The building has a fire alarm system and will be installing smoke detection in the corridor. There is 130 feet travel distance. Single tenant floor, tenant occupies the entire floor and there is a different tenant on another floor. Calculated occupancy is unknown but is estimated to be around 73 people.

Motion:	Vo	ote
Approved	Yes	No
Craig Burgess	\boxtimes	
Logan Cook		
John Crisp		
Todd Hite	\boxtimes	
James Murua	\boxtimes	
Buckie Olaleye	\boxtimes	
Michael Patarino	\boxtimes	
Michael Popich	\boxtimes	
David Porter		
Lane Slaughter	\boxtimes	
Kenneth Wagner		
Michael Zehner		

iv. 25-05-41 Synergy Cells Armstrong (South Bend) – No proponent present, first time the variance was tabled due to no proponent being present.

Motion:	Vote	
Tabled	Yes	No

Craig Burgess	\boxtimes	
Logan Cook		
John Crisp		
Todd Hite		
James Murua		
Buckie Olaleye	\boxtimes	
Michael Patarino	\boxtimes	
Michael Popich	\boxtimes	
David Porter		
Lane Slaughter		
Kenneth Wagner		
Michael Zehner		

v. 25-05-42 Bennett's Greenhouse (Lafayette) – Temporary variance to do weddings in indoor greenhouse. Financial hardship to put in sprinkler system and alarm system. There are two exit doors within 25 and 65 feet of designated space. New roof vents automatically at the top. Would only be through the end of November with the events that are already booked. Intent is to be a greenhouse that has an outdoor venue space. After November the goal is to get an atrium tent. Would be able to put in another side door. Fire department said they could provide fire watch during events only, and owners are aware that there is a charge for that. LFO is comfortable with the temporary variance request.

Motion:	Vo	ote
Approved with Conditions: Variance will expire at the end of November and only for currently scheduled events (cannot add any additional events); limited to 150 people; provided fire watch (minimum of 2 firefighters need to be there half hour before event starts and half hour after event ends) supplied by Lafayette Fire Department; all violations be corrected.	Yes	No
Craig Burgess	\boxtimes	
Logan Cook	\boxtimes	
John Crisp		
Todd Hite	\boxtimes	
James Murua		
Buckie Olaleye		
Michael Patarino	\boxtimes	
Michael Popich		

David Porter		
Lane Slaughter	\boxtimes	
Kenneth Wagner	\boxtimes	
Michael Zehner		

vi. 25-05-43 North Central High School – Existing Pool (Indianapolis) – Need more information from IDHS staff on whether this pool is in violate of both the 1999 and the 2012 Indiana plumbing code. Requested by IDHS legal to table to allow legal work with Building Commissioner and expert to gather more information. Ed Rensink stated that the current project is repair and replacement of drains that was discovered by the designers of the project. That the 2007 pool installation would be subject to the 1999 Indiana plumbing code, and that there was no substantial difference between 2012 and 1999 Indiana plumbing codes. The risk is a backup event, backflow through deck drains of the pool. Technical issue is that these drains are discharged indirectly and not directly connected to primary sewage system.

Motion:	Vo	ote
Tabled	Yes	No
Craig Burgess		
Logan Cook		
John Crisp		
Todd Hite		
James Murua		
Buckie Olaleye	\boxtimes	
Michael Patarino	\boxtimes	
Michael Popich	\boxtimes	
David Porter		
Lane Slaughter		
Kenneth Wagner		
Michael Zehner		

vii. 25-05-44 Highbanks Event Center (Petersburg) – Rural location event center, servicing fire department not opposed to the variance. Building has over 93,000 square feet on the first floor. Calculated occupant load for event space is 240. Will provide manual fire alarm system (not required by code), fire detection system provided throughout, 6 exterior exits, travel distance permitted up to 200 ft, no cooking, and decorative lighting is UL grade.

Motion:	Vote	
Tabled	Yes	No
Craig Burgess	\boxtimes	
Logan Cook	\boxtimes	

John Crisp		
Todd Hite	\boxtimes	
James Murua	\boxtimes	
Buckie Olaleye	\boxtimes	
Michael Patarino	\boxtimes	
Michael Popich	\boxtimes	
David Porter		
Lane Slaughter	\boxtimes	
Kenneth Wagner	\boxtimes	
Michael Zehner		

viii. 25-05-45 Deal Point Merrill Self Storage (Indianapolis) – 124,000 square feet single story limited area based on open space. Change of use from office to storage, provided Chapter 34 summary, passed fire safety with score of 10.5. Barely failed means of egress by -0.34, provided 7 doors with 374 inches of egress width, more than a large number of egress/exit size. Mainly unoccupied, people are in and out, maybe 70 trips per day at a high point – only full-time occupants would be people working in the office. Has not spoken to local fire official/department.

Motion:	V	ote
Approved with Conditions:	Yes	No
Variance expires December 31, 2025.		
Craig Burgess	\boxtimes	
Logan Cook	\boxtimes	
John Crisp		
Todd Hite		
James Murua		
Buckie Olaleye		
Michael Patarino		
Michael Popich	\boxtimes	
David Porter		
Lane Slaughter		
Kenneth Wagner		
Michael Zehner		

ix. 25-05-46 Central Ministries East Addition (Fort Wayne) – Variance granted about 6 months ago, but back because they want to supersede with a build out on the second floor. Filed an addendum to build out. Asking for same variance but want to use the second floor, entire additions is sprinklered, extending into existing building as well. Sprinklered system in lieu of fire wall.

Motion:	Vo	ote
Approved	Yes	No
Craig Burgess		
Logan Cook	\boxtimes	
John Crisp		
Todd Hite	\boxtimes	
James Murua		
Buckie Olaleye	\boxtimes	
Michael Patarino	\boxtimes	
Michael Popich		
David Porter		
Lane Slaughter	\boxtimes	
Kenneth Wagner	\boxtimes	
Michael Zehner		

8. Industrialized Building Systems Applications and Renewals i. ICC NTA, LLC

Motion:	Vote	
Approved	Yes	No
Craig Burgess		
Logan Cook		
John Crisp		
Todd Hite	\boxtimes	
James Murua		
Buckie Olaleye	\boxtimes	
Michael Patarino	\boxtimes	
Michael Popich		
David Porter		
Lane Slaughter	\boxtimes	
Kenneth Wagner	\boxtimes	
Michael Zehner		

9. Report on Administrative Review

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

- i. DHS-2405-001267 Grateful Care ABA v. Indianapolis
- b. New Cases Monitoring Only
 - i. None
- c. Ongoing Cases
 - i. DHS-2410-002827 Swanson Center
 - ii. DHS-2502-000619 RCA Properties
 - iii. DHS-2503-001158 (1) North Knox School Corp.
 - iv. DHS-2504-001231 (2) North Knox School Corp.
 - v. DHS-2504-001237 (1) Vincennes School Corp.
 - vi. DHS-2504-001248 (2) Vincennes School Corp
 - vii. DHS-2504-001299 Simplicity Furniture
- d. New Filings Commission Review / Action Needed
 - i. None
- e. OALP Final Orders No action required.
 - i. None

10. Next Meeting

The next meeting of the Indiana Fire Prevention and Building Safety Commission shall take place on **Tuesday**, **July 1**, **2025**, **at 9:00am**. The meeting will be held in the **Indiana Government Center South** in **Auditorium**. 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.

11. Adjournment