



FIRE PREVENTION & BUILDING SAFETY COMMISSION

AGENDA

MEETING DETAILS

Date: August 5, 2025

Time: 9:00 AM

Location: IN Government Center South, Auditorium

[Meeting Materials](#)

[Live Stream Access](#)

[Archived Meetings](#)

MEMBER INFO

| Member Name | Position | Appt. Auth. | Term Start | Term End |
|------------------|---------------------------------|-------------|------------|------------|
| Craig Burgess | Architect | Governor | 07/31/2023 | 07/30/2027 |
| Logan Cook | Engineer | Governor | 07/31/2023 | 07/30/2027 |
| John Crisp | Real Estate Broker | Governor | 07/31/2023 | 07/30/2027 |
| Todd Hite | Department of Health Designee | NA | NA | NA |
| James Murua | Fire Official | Governor | 07/31/2023 | 07/30/2027 |
| Buckie Olaleye | Department of Labor Designee | NA | NA | NA |
| Michael Patarino | Apartment Association | Governor | 07/31/2023 | 07/30/2027 |
| Michael Popich | IABO | Governor | 07/31/2023 | 07/30/2027 |
| Lane Slaughter | Remodeler | Governor | 07/31/2023 | 07/30/2027 |
| Kenneth Wagner | Contractor (low-income housing) | Governor | 07/31/2023 | 07/30/2027 |
| Michael Zehner | IBA (single family housing) | Governor | 07/31/2023 | 07/30/2027 |
| Vacancy | NA | NA | NA | NA |

1. Call to Order

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

2. Roll Call

| Name | Present | | Means of Communication |
|------------------|-------------------------------------|-------------------------------------|------------------------|
| | Yes | No | |
| Craig Burgess | <input checked="" type="checkbox"/> | <input type="checkbox"/> | In Person |
| Logan Cook | <input checked="" type="checkbox"/> | <input type="checkbox"/> | In Person |
| John Crisp | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Todd Hite | <input checked="" type="checkbox"/> | <input type="checkbox"/> | In Person |
| James Murua | <input checked="" type="checkbox"/> | <input type="checkbox"/> | In Person |
| Buckie Olaleye | <input checked="" type="checkbox"/> | <input type="checkbox"/> | In Person |
| Michael Patarino | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

| | | | |
|----------------|-------------------------------------|-------------------------------------|-----------|
| Michael Popich | <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 checked="" type="checkbox"/> | In Person |

3. Review of July 2025 Minutes

Change Made – Proposal 25-05-43, in the final sentence, change “back water bells” to “back water valves”.

| Motion: Approved | Vote | |
|---------------------|-------------------------------------|--------------------------|
| | Yes | No |
| Craig Burgess | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Logan Cook | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| John Crisp | | |
| Todd Hite | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| James Murua | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Buckie Olaleye | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Michael Patarino | | |
| Michael Popich | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Lane Slaughter | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Kenneth Wagner | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 – Electrical Code LSA document and Regulatory Analysis have been sent to the Office of Management and Budget (OMB) and the State Budget Agency (SBA) for review.
- ii. Building Code Update Committee – Had to cancel the July meeting of the Building Code due to internal completion of projects within IDHS. The Building Code will meet again on August 13th.
- iii. Fire Code Update Committee – Had to cancel the July meeting of the Fire Code due to internal completion of projects within IDHS. The Fire Code will meet again on August 13th.
- iv. Lift Device Update Committee – No update from previous months. Overall goal is to get the Lift Device back on the schedule so we can continue with proposed code changes.

6. Variances

a. Tabled

- i. 25-04-32 – Rooftop Solar Installation, UTS Engineering (Mooresville) – No proponent present. Variance had already been tabled three times for lack of a proponent being present either in person or virtually.

| Motion: Denied | Vote | |
|-------------------|-------------------------------------|--------------------------|
| | Yes | No |
| Craig Burgess | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Logan Cook | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| John Crisp | | |
| Todd Hite | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| James Murua | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Buckie Olaleye | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Michael Patarino | | |
| Michael Popich | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Lane Slaughter | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Kenneth Wagner | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Michael Zehner | | |

- ii. 25-05-39 – Indiana BJJ Academy (Greenwood) – No proponent present. This is the third time that this variance has been tabled for lack of a proponent being present either in person or virtually.

| Motion: Tabled | Vote | |
|-------------------|-------------------------------------|--------------------------|
| | Yes | No |
| Craig Burgess | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Logan Cook | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| John Crisp | | |
| Todd Hite | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| James Murua | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Buckie Olaleye | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Michael Patarino | | |
| Michael Popich | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Lane Slaughter | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Kenneth Wagner | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Michael Zehner | | |

- iii. 25-05-41 - Synergy Cells (South Bend) – Variance is based off of section 9.10.4 for connection before the disconnect. Hardship is for the nature of the building and its unique scale, as it would impose cost implications. The intent is to meet the other requirements that had been amended, but this variance covers the connection prior to the disconnect. Proponent talked to Tony Riggs as he was not able to edit the variance but instead sent in a revised application. Everything else will comply with 9.10.4 – automatic sprinkler system provided and manual controllers for each fan unit. Only variance is for electrical connection due to challenges associated with it in the battery manufacturing plant. Controls will be in the fire command center. Proponent has not spoken to the local jurisdiction regarding this topic.

| Motion: Tabled | Vote | |
|---------------------------|-------------------------------------|--------------------------|
| | Yes | No |
| Craig Burgess | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Logan Cook | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| John Crisp | | |
| Todd Hite | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| James Murua | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Buckie Olaleye | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Michael Patarino | | |
| Michael Popich | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Lane Slaughter | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Kenneth Wagner | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Michael Zehner | | |

- iv. 25-06-35 - 2605 Shelby St Renovation (Indianapolis) – Last month the discussion surrounded the issues of providing a 13 system where a 13R would suffice. The price they got was for a 13R system. Additional prices/quotes received were for over \$100,000. The property was purchased for a little over \$300,000 and the scope of the work is an additional \$300,000, with the property being appraised for \$630,000. Indianapolis Fire Department believes that the installation of a 13D system would be more acceptable than nothing.

| Motion: Approved with Conditions: Installation of NFPA 13D 2010 system and connected to 72 2010 edition fire alarm system. | Vote | |
|---|-------------------------------------|--------------------------|
| | Yes | No |
| Craig Burgess | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Logan Cook | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| John Crisp | | |
| Todd Hite | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| James Murua | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | | |
|------------------|-------------------------------------|--------------------------|
| Buckie Olaleye | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Michael Patarino | | |
| Michael Popich | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Lane Slaughter | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Kenneth Wagner | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Michael Zehner | | |

b. New

- i. 25-07-33 – YMCA – Whitley County Elevator (Columbia City) – IDHS recommended denial of this variance. Proponent applied for this variance due to space limitations in the building. Another building (a church) in Columbia City had been previously approved for the exact same variance. States that there is no space to expand the shaft and that it is costly to get a bigger lift. The original manufacturer went out of business so you cannot repair the lift, so the lift will need to be replaced. There will be a gain of an inch and a half in total depth. The previous variance that was approved (for the church in Columbia City) was approved by IDHS, the building official in local jurisdiction is not in objection. Would like it tabled to hear from IDHS's Matt Cronley.

| Motion: Tabled | Vote | |
|-------------------|-------------------------------------|----|
| | Yes | No |
| Craig Burgess | <input checked="" type="checkbox"/> | |
| Logan Cook | <input checked="" type="checkbox"/> | |
| John Crisp | | |
| Todd Hite | <input checked="" type="checkbox"/> | |
| James Murua | <input checked="" type="checkbox"/> | |
| Buckie Olaleye | <input checked="" type="checkbox"/> | |
| Michael Patarino | | |
| Michael Popich | <input checked="" type="checkbox"/> | |
| Lane Slaughter | <input checked="" type="checkbox"/> | |
| Kenneth Wagner | <input checked="" type="checkbox"/> | |
| Michael Zehner | | |

- ii. 25-07-34 – Star Ambulance (Crawfordsville) – State plan review had been reviewing ambulance facilities as a B occupancy because it functions as the same. There is a written interpretation on this topic. Variance request is to classify as B occupancy, similar to stay rooms in hospitals (which are not considered R occupancies) so that you could have the building not treated as a full R occupancy. They don't live at the ambulance facility, but it is a place for them to take naps when they are not on call. There are two sleeping rooms and four people on call at any time. There is also a

dispatch center in the same building as is monitored 24/7, so someone would always be awake at any given time.

| Motion: Deny (Variance A) Approve (Variance B) | Vote | |
|---|-------------------------------------|--------------------------|
| | Yes | No |
| Craig Burgess | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Logan Cook | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| John Crisp | | |
| Todd Hite | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| James Murua | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Buckie Olaleye | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Michael Patarino | | |
| Michael Popich (no to variance B) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Lane Slaughter | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Kenneth Wagner | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Michael Zehner | | |

- iii. 25-07-35 – The “W” Apartment Buildings (West Lafayette) – Code allows up to four dwelling units to be served by a single exit, asking for six dwelling units instead of four as the design of the floor plan includes small efficiency units. Can have a large floor plate with more occupants if there were just four apartments, but instead there are six smaller apartments. All of the units are served by one exit. Regardless of the square footage, location is introducing two more units over which other occupants have no control (there is less control over six units than there is over four units).

| Motion: Deny (Variance A) Approve (Variances B & C) | Vote | |
|--|-------------------------------------|--------------------------|
| | Yes | No |
| Craig Burgess | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Logan Cook | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| John Crisp | | |
| Todd Hite | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| James Murua | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Buckie Olaleye | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Michael Patarino | | |
| Michael Popich | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Lane Slaughter | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Kenneth Wagner | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Michael Zehner | | |

- iv. 25-07-36 – 734 S Lincoln Blvd. (Marion) – Local fire official ‘approved’ the variance but set out some conditions (all recommendations by the local fire official are all required anyway, would not be adding anything additional). The building was purchased last year and was approximately 60,000 square feet. Over the course of the buildings lifetime other buildings were added and connected to the main structure. Some of those connected structures were in disarray and beyond repair so owner tore them down. The fire suppression system is also in disarray and many portions of it have been cut out and removed. Building is used for pallet recycling and manufacturing (where they would be repaired and then shipped back out). It is a turnover business, so there would never be a scenario that they would have 10,000 pallets inside at one time. There is a dust collection system and only one shift, with the remaining time on that shift being used for cleanup.

| Motion: Denied | Vote | |
|---------------------------------|-------------------------------------|--------------------------|
| | Yes | No |
| Craig Burgess | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Logan Cook | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| John Crisp | | |
| Todd Hite | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| James Murua | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Buckie Olaleye | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Michael Patarino | | |
| Michael Popich | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Lane Slaughter | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Kenneth Wagner | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Michael Zehner | | |

- v. 25-07-37 – Saint Gaspar del Bufalo Catholic Church (Rome City) – Propose renovations include two parts; a choir loft and a parish hall expansion. There is no fire separation between the two of them. The church service attendance triples in the summertime, there will be an open wall to allow for the extra seating for the summertime parishioners. Because of where the church is positioned – one mile north of Rome City – there is no municipal water service available. Compensatory elements include means of egress and a minimal load.

| Motion: Approved with Conditions: 72 NFPA monitored compliant alarm system will be installed. | Vote | |
|---|-------------------------------------|--------------------------|
| | Yes | No |
| Craig Burgess | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Logan Cook | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| John Crisp | | |
| Todd Hite | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | | |
|------------------|-------------------------------------|--------------------------|
| James Murua | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Buckie Olaleye | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Michael Patarino | | |
| Michael Popich | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Lane Slaughter | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Kenneth Wagner | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Michael Zehner | | |

- vi. 25-07-38 – Arch Street Remodel (Indianapolis) – Building is located in a historic neighborhood. One of the larger challenges was going through all of the historic reviews. The largest challenge of the project had been completed and the issue was raised, which is why proponent is seeking a variance. The siding is prefinished (char wood siding that is customized for this location). This violation was identified by the city after the siding was already on. Issue in question is one of eight inches. Would take about \$15,000-\$20,000 in removal and repair to be in compliance. The charred wood siding is only located on the second level of the structure.

| Motion: Tabled | Vote | |
|-------------------|-------------------------------------|--------------------------|
| | Yes | No |
| Craig Burgess | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Logan Cook | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| John Crisp | | |
| Todd Hite | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| James Murua | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Buckie Olaleye | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Michael Patarino | | |
| Michael Popich | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Lane Slaughter | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Kenneth Wagner | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Michael Zehner | | |

- vii. 25-07-39 – Qdoba Mexican Eats (Indianapolis) – When structure was being built (it's an existing building) there is a structural column in the back hallway which is in the way of one of the egress paths. Proponent was told they should apply for a variance based on their occupancy. There is not really much they can do with the column; you can get around it. Project was submitted to DHS as the wrong construction type (mixed use with residential up above). Front door main entrance is fully accessible and back door entrance out of the kitchen is accessible, just don't meet accessibility at that point of egress.

| Motion: Tabled | Vote | |
|-------------------|------|----|
| | Yes | No |

| | | |
|------------------|-------------------------------------|--|
| Craig Burgess | <input checked="" type="checkbox"/> | |
| Logan Cook | <input checked="" type="checkbox"/> | |
| John Crisp | | |
| Todd Hite | <input checked="" type="checkbox"/> | |
| James Murua | <input checked="" type="checkbox"/> | |
| Buckie Olaleye | <input checked="" type="checkbox"/> | |
| Michael Patarino | | |
| Michael Popich | <input checked="" type="checkbox"/> | |
| Lane Slaughter | <input checked="" type="checkbox"/> | |
| Kenneth Wagner | <input checked="" type="checkbox"/> | |
| Michael Zehner | | |

- viii. 25-07-40 – Poorman Event Venue (Columbia City) – New two-story event center. Second floor is a bridal suite and open gathering space for the wedding party with an office. First floor is the main event space with the groom's room, kitchenette and bathrooms. Owners will provide a fire alarm system throughout with interconnected smoke detection systems. There is 82 feet of travel distance on the first floor, 3 exits have been provided from the event room. Calculated occupant load is 288. There will be no open flame. In a rural location, cost to install a fire pump and a well is estimated at \$563,000 which does not include pump house and electrical work. Project budget is a little over \$2 million. Didn't want to draw from the pond due to dirt and other things that would be drawn from it. Facility is not open daily, but only via private reservation, predicated about 57 events in the first year.

| Motion: Tabled | Vote | |
|-------------------|-------------------------------------|--------------------------|
| | Yes | No |
| Craig Burgess | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Logan Cook | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| John Crisp | | |
| Todd Hite | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| James Murua | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Buckie Olaleye | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Michael Patarino | | |
| Michael Popich | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Lane Slaughter | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Kenneth Wagner | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Michael Zehner | | |

7. Industrialized Building Systems Applications and Renewals

i. PFS-TECO (Renewal Request)

| Motion: Approved | Vote | |
|-----------------------------|-------------------------------------|--------------------------|
| | Yes | No |
| Craig Burgess | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Logan Cook | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| John Crisp | | |
| Todd Hite | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| James Murua | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Buckie Olaleye | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Michael Patarino | | |
| Michael Popich | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Lane Slaughter | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Kenneth Wagner | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Michael Zehner | | |

ii. Sean Dock (Elevator License)

| Motion: Tabled | Vote | |
|---------------------------|-------------------------------------|--------------------------|
| | Yes | No |
| Craig Burgess | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Logan Cook | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| John Crisp | | |
| Todd Hite | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| James Murua | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Buckie Olaleye | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Michael Patarino | | |
| Michael Popich | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Lane Slaughter | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Kenneth Wagner | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Michael Zehner | | |

8. Report on Administrative Review

- a. OALP Non-Final Orders – Commission Review/Action Required as Ultimate Authority
- b. New Cases – Monitoring Only
 - i. None
- c. Ongoing Cases
 - i. DHS-2407-001585 – See Purpose LLC v. IDHS
 - ii. DHS-2410-002827 – Swanson Center v. IDHS
 - iii. DHS-2502-000619 RCA Properties
 - iv. DHS-2502-000628 NeuroDiagnostic Institute
- d. New Filings – Commission Review / Action Needed
 - i. None
- e. OALP Final Orders – No action required.
 - i. None

9. Next Meeting

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

10. Adjournment

The meeting was adjourned at 12:45 PM.