



# FIRE PREVENTION & BUILDING SAFETY COMMISSION

## AGENDA

### MEETING DETAILS

**Date:** December 2, 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 9:05 AM

#### 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Electronic Means (MS Teams)
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"/>	Electronic Means (MS Teams)
Lane Slaughter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In Person
Kenneth Wagner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electronic Means (MS Teams)
Michael Zehner	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### 3. Review of November 2025 Minutes

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 – Communication is ongoing regarding potential dates to hold the public comment hearing. Awaiting a response back from the department that oversees room scheduling.
- ii. Building Code Update Committee – Last meeting was held on November 12<sup>th</sup> where the Committee discussed the final proposal. After discussion, this proposal was tabled. Next meeting scheduled to be held December 10<sup>th</sup>.
- iii. Fire Code Update Committee – Last meeting was held on November 12<sup>th</sup> where the Committee discussed the final proposal. After discussion, this proposal was tabled. Next meeting scheduled to be held December 10<sup>th</sup>.
- iv. Lift Device Update Committee – No update that is different from any previous meeting.
- v. 2026 Readoptions (Legislative Notice) – Commission voted to approve the Legislative Notice for the 2026 Rule Readoptions; these will be for rules that expire January 1, 2027.

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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		

## 6. Variances

### a. Tabled

- i. 25-08-55 Lincoln High School Sprinkler Replacement (Vincennes) – Met with the fire department on site. Replacing the sprinkler in phases while the school is occupied. Getting ready to finish the second phase and going to continue doing this work in phases. The sprinkler system has nine (9) different risers and the major assembly areas will be done while the school is not occupied. They are doing a full pipe replacement and doing as much as they can to keep everything charged. Reviewed with the fire department on a regular basis. Contractor fills out a form to send to the fire department monthly; there is constant communication between the school and the fire department. The fire department also does regular inspections of the building.

Motion: Approved (Variances A & B)	Vote	
	Yes	No
Craig Burgess	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Logan Cook	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John Crisp	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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		
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- ii. 25-08-59 Wood Capital Pizza (Jasper) – No proponent present. Proponent did show up a few months ago, said they may have a solution, and wanted to table to variance until they were certain the solution would be adequate. Since that conversation, the proponent has not returned.

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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. 25-11-25 Wavemax Laundry (Indianapolis) – Nationally franchised laundry mats whose equipment is Electrolux. This brand of equipment is used in all Wavemax laundry mats across the country (around 80 of them open). The equipment is manufactured as ADA compliant. The installation of the equipment was designed by a professional architect. Applying given that the buildout is a standard that they've applied in multiple locations across the country. The equipment is not coin operated; it's used via a card system (the patron loads money onto the card). Each machine is started and operated by placing the card on a card reader, and then the cycle can be selected. Active workers within the laundry mat and it will have an attendant. They are open 7 days a week except for major holidays. The main job for the attendant is to assist customers. They have officially been open since October 6 and have served thousands of customers so far. There have been no issues or customer complaints from an equipment standpoint. There will be/are 15-30 people in the building at any given time.

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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. 25-11-26 Project Louie ( Mooresville) – Main building is unlimited area, fully sprinklered, pre-manufactured, making it a Class 1 Structure. There is a 60-foot open side yard, but something needs to go in that side yard for the other building but isn't sprinklered. Allow 504 square foot steel building to not be sprinklered (housing airing/cooling equipment) and it is at least 40 feet away from the building. Requesting it to be classified as an enclosure piece of equipment that falls under the Class 1 structure rules because you can enter the equipment space. There is a smoke alarm system which is tied to the main alarm system. The GAR is what makes it a building. Building is 42 feet long and 12 feet wide. 2021 is the code currently used because most states adopt chapter 1 of the building code. Picking and choosing is always a problem, so just go to 2021, don't pick and choose, and use all consensus standards that are used in it (NFPA, ANSI, ASTM, etc.). 2021 is used because we are only talking about 1 generation of standards, so there aren't a lot of changes. This allows them to put out a good product. If allowed to use 2021 then there wouldn't have to be any other variances submitted. This is not a one off but a reused design.

Motion: Approved (Variances A & B)	Vote	
	Yes	No
Craig Burgess	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Logan Cook	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John Crisp	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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. 25-11-27 Elevator 23 Event Venue (Schneider) – New 1-story event barn that is just over 6,300 square feet. It is not sprinklered, so the owners have placed the following: a fire alarm throughout the building, smoke/heat detection, and a shunt trip. Very short travel distance (80 feet) to 3 exits from the event room. There will be no open flame or cooking appliances. All decorative lighting is commercial UL listed. It is a rural location where water is an issue. Cost to do a sprinkler system is estimated at \$330,000, which does not include getting power for the pump. Cost of the building is \$350,000 (so almost 100\$ cost for a sprinkler system). It is a very wide open space. All additional safety measures are spelled out in the application. More on the average side of wedding barns. There are letters of support from the town, and the fire official is unopposed. If this was an existing building it would have passed Chapter 34. There was an existing barn that was in disarray that was town down, the current building is reconstructed in that same location. Grain elevator on site would not be currently used. Calculated occupant load is 323.

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

- iv. 25-11-28 Cedar Spring Farm (Hope) – Event venue that is a family owned business. At the end of 2022, they went through zoning appeals, and the venue was approved as a home based business with a few amendments to landscaping. The barn is located on 32 acres. The property sat vacant for 30 years. It dates back to the 1850s-1860s and was once a buckwheat production farm. The barn dates to around 1919 – but the beams inside predate even the home itself. The family self-contracted the entire building. A lot of the original structure exists, but there have been some changes made. All was designed for the purpose of the barn. The family is not farmers, so they had no other purpose for the barn. CDR has been submitted. Repairs were done through residential. Engineer letter falls short – building needs to be converted to a commercial space. There is a disconnect between what the locals are telling the proponent and what the state actually needs. There is no city water connection, has looked at tanks and well systems. According to proponent, the variance would be necessary to move forward.

Motion: Tabled	Vote
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	Yes	No
Craig Burgess	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Logan Cook	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John Crisp	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
Michel 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. 25-11-29 Reid Center (Richmond) – To date had just done conceptual things, here today with a plan. This structure is 2-story plus basement building constructed in 1906. The Church closed in 2017, and there was an agreement in place that the facility would revery back to the Reid family if it ceased being a church (the plan was to be to demolish the building since the family did not have a use for it). Handed to a local organization along with Indiana landmarks as they are trying to save the building and reuse it. Repair work that needs to be done and other things are being proposed, there is a grant that is available to them. Don't have a lot of money, but scheme would allow for a change of occupancy. Using Chapter 34 for change of occupancy. Sanctuary space won't be used very differently from when it was a church – will still be an assembly space. Wanting to be able to convert basement area into an event center (A-2 Occupancy). Sprinkler system being put into the basement (where the event center would be), also providing a fire alarm system with full smoke detection throughout the building. Maximum travel distance is 108 feet, measured all the way to the exterior door. Dividing the building (masonry wall that is complete through topmost ceiling). Two historic doors on the main level, proposing closers (self-closing). Portion of second floor that wouldn't qualify as a mezzanine, asking for that space to have a single exit (within allowable area and height). Can't do sprinklers on main level without ruining the historic access of the building.

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	Yes	No
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Logan Cook	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John Crisp	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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. 25-11-31 Kyu Ramen (Indianapolis) – Seating pods are very unique, and custom built for specific location. Issue is that the ceiling height within booth pod doesn't meet minimum ceiling height for buildings. The code doesn't address something specifically of this nature where you would slide into the booth to sit down. Unable to stand because of the table, so you have to slide in. They are preconstructed steel frames with wood built seating areas and are restricted for the building that they are in. Section 1208.2 addresses a sloped ceiling height, but it doesn't specifically apply but does show that you can have a minimum ceiling height of 5 feet. Guests aren't walking down a corridor where there is a protruding object, they are sliding into a booth to sit down. Company has other location, but this is the first time they have been cited for seat pods. Photo provided is from another location, got cited after final inspection. Each booth says that it is 3 feet wide. Upper ones would only be able to fit one person per side. Building is fully sprinklered but not the pods.

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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. Expert Modular Consultants (Renewal)

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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. T.R. Arnold & Associates (Renewal)

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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. Twining Consulting Inc (Renewal)

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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. Commission Review (Action Required)
  - i. None
- b. New Cases – Monitoring Only
  - i. Metalworking Lubricants Company vs. Indianapolis Fire Department
  - ii. Huntington County Community Schools
- c. Ongoing Cases
  - i. Copper Spoon vs. Department of Homeland Security
- 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, January 6, 2026, 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