



# **IDHS VARIANCE DETERMINATIONS REPORT**

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Variance Determinations issued between April 22, 2025, and May 22, 2025.

Reported at the June 03, 2025 Fire Prevention and Building Safety Commission meeting.

## IDHS VARIANCE DETERMINATIONS ISSUED BETWEEN APRIL 22, 2025 AND MAY 22, 2025.

Variance Number	Project Name	County	Code	Section	Action	Reason	Date Order Issued
25-04-48	BSU Village Hotel	Delaware	2014 IBC	1008.1.9	Approved as Submitted		04/23/2025
25-04-49	Lantern Road Elementary School	Hamilton	2010 NFPA 13 Installation of Sprinkler Systems (675 IAC 28-1-5)	8.6.4.1.3	Approved as Submitted		04/23/2025
25-04-50	The Cheesecake Factory Midwest Bakery	Clark	2014 Indiana Building Code	1016.2.2	Approved as Submitted		04/23/2025
25-04-51	Leo High School Athletic Center Addition	Allen	2014 IBC	706	Approved as Submitted		04/23/2025
25-04-52	HUB Bloomington	Monroe	2014 IBC	1022.3.1	Approved as Submitted		04/23/2025
25-04-53(a)	Trine University Student Design Center	Steuben	2014 IBC	706.1	Approved as Submitted		04/23/2025
25-04-53(b)	Trine University Student Design Center	Steuben	2014 IBC	716.5	Approved as Submitted		04/23/2025
25-04-53(c)	Trine University Student Design Center	Steuben	2014 IBC	Table 602	Approved as Submitted		04/23/2025
25-04-53(d)	Trine University Student Design Center	Steuben	2014 IBC	705.8	Approved as Submitted		04/23/2025
25-04-54	IUH – New Downtown Hospital	Marion	2014 IBC	407.4.3.4	Approved as Submitted		04/23/2025
25-04-55	IUMCH Residential Village Expansion	Boone	2014 InBC	1014.3	Approved as Submitted		04/23/2025

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25-04-56	Salvation Army Building	St Joseph	ASME A17.1, 2007	2.20.1,2.20.4,2.20.9 1 and 2 2	Approved as Submitted		04/23/2025
25-04-57	East Street Flats	Marion	2014 IBC	705.8	Approved as Submitted		04/23/2025
25-04-58	1420 West Kirkwood Apartments	Monroe	2014 IBC	714.4.1.2	Approved as Submitted		04/23/2025
25-04-59	Montgomery County	Montgomery	ASME A17.1-2007	2.27.3	Approved as Submitted		04/23/2025
25-04-60	IUH – New Downtown Hospital	Marion	2014 IBC	1018.4	Approved as Submitted		04/23/2025
25-04-61	Memory Care Exit Door and Covering	Decatur	2014 Edition IFC	1030.6	Approved with IDHS Condition(s)	<b>Memory care exit doors shall have illuminated exit signs above the doors.</b>	04/23/2025
25-04-62	L'Etoile – 833 Main	Hamilton	2014 IBC	1009.8	Approved as Submitted		04/24/2025
25-04-63	GLC Mishawaka Apartments and Garage Section 21 Township	St Joseph	2014 IBC	705.8	Approved as Submitted		04/25/2025
25-04-64(a)	Mary Castle Elementary School addition	Marion	2014 InBC	706.1	Approved as Submitted		04/29/2025
25-04-64(b)	Mary Castle Elementary School Addition	Marion	2014 InBC	716.5	Approved as Submitted		04/29/2025
25-04-65	Chandler Early Learning Center and Apartments	Monroe	2014 IBC	714.4.1.1.2	Approved as Submitted		04/29/2025
25-04-66	Kokomo Fire Station #06	Howard	2014 IBC	1103.1	Approved as Submitted		04/29/2025
25-04-67(a)	VCS – Northview Elementary - Solar PV	Porter	2014 IBC	1013.6	Approved as Submitted		04/29/2025
25-04-67(b)	VCS – Northview Elementary – Solar PV	Porter	2014 Indiana Fire Code (675 IAC 22-2.4)	605.11.3.3.2	Approved as Submitted		04/29/2025
25-04-68	BroadAcre Apartments	Hancock	2010 Pool code	20-2- 17(b)(3)	Approved as Submitted		04/30/2025
25-04-69	Holiday Inn Express	Union	ASME A17.1 – 2007	2.20.1,2.20.4,2.20.9 1 and 2 2	Approved as Submitted		04/30/2025

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25-04-70	Harmony at Greenwood	Johnson	2014 IN Mech Code	Chapter 11	Approved as Submitted		05/06/2025
25-04-71	Eight37 Lofts	Shelby	2014 IMC	Chapter 11	Approved as Submitted		05/06/2025
25-04-72(a)	Avon Library Program Room Addition	Hendricks	2014 IBC	1004.1.2	Approved as Submitted		05/06/2025
25-04-72(b)	Avon Library Program Room Addition	Hendricks	2014 IBC	706.1	Approved as Submitted		05/06/2025
25-04-72(c)	Avon Library Program Room Addition	Hendricks	12-4-12f Existing Buildings; Additions or Alterations	GAR Rule 12-4-12f	Approved as Submitted		05/06/2025
25-04-73(a)	Fishers Amp West Office Building	Hamilton	ASME A17.1-2007	2.22.1.1	Approved as Submitted		05/06/2025
25-04-73(b)	Fishers Amp West Office Building	Hamilton	ASME A17.1-2007	2.18.5.1	Approved as Submitted		05/06/2025
25-04-73(c)	Fishers Amp West Office Building	Hamilton	ASME A17.1-2007	2.20.1	Approved as Submitted		05/06/2025
25-04-74(a)	Element 26 Apartments aka Anvil 26	Tippecanoe	2014 IBC	714.4.1.2	Approved as Submitted		05/06/2025
25-04-74(b)	Element 26 Apartments aka Anvil 26	Tippecanoe	2014 IBC	3004.1	Approved as Submitted		05/06/2025
25-04-74(c)	Element 26 Apartments aka Anvil 26	Tippecanoe	2014 IBC	1007.8	Approved as Submitted		05/06/2025
25-04-75	Stillwell House	Clinton	2020 InRC	E3901.4	Approved as Submitted		05/06/2025
25-04-76(a)	The Cottages At Cumberland – Apartments	Tippecanoe	2014 IBC	1209.2	Not Approved	<b>Applicant has not demonstrated that non-compliance with the rule will not be adverse to the public health, safety, or welfare. LFO is not in agreeance with this variance.</b>	05/06/2025
25-04-76(b)	The Cottages At Cumberland – Apartments	Tippecanoe	2014 IBC	714.4.1.2	Approved as Submitted		05/06/2025
25-04-77	Northwest Allen Cty School Administration Bld	Allen	2014 IBC	1015.2.1	Approved as Submitted		05/07/2025

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25-04-78	Westpark Logistics Center Building 1 – Tenant Improvement	Boone	2014 IFC	5003.11.1	Approved with IDHS Condition(s)	<b>1) A maximum area of 6,000 square feet used for battery storage.</b> <b>2)The variance only applies when the material is contained inside of batteries used for the purpose of wholesale distribution associated with generators.</b> <b>3) Signage indicating hazard.</b> <b>4) Epoxy flooring in the area of the storage.</b> <b>5) Storage height not to exceed 8 feet above the floor.</b>	05/07/2025
25-04-79	Secret Place International Ministries	Marion	675 IAC	12-4-11(b)	Variance Dismissed	<b>A variance is no longer needed due to recent legislation HEA 1253.</b>	05/07/2025
25-05-01	Toyota Indiana (TMMI) – New Fire Security Building	Gibson	2014 Indiana Mechanical Code (675 IAC 18-1.5)	IMC 507.2	Approved as Submitted		05/13/2025
25-05-02	The Group Home	Marion	675 IAC	12-13-3	Approved as Submitted		05/13/2025
25-05-03	Fire Alarm Variance – United Health Services sjc	St Joseph	2014 Indiana Fire Code	901.8	Approved as Submitted		05/13/2025
25-05-04	Marion County Youth & Family Services Center	Marion	2014 IBC	903.2.6	Approved as Submitted		05/13/2025
25-05-05	Posh on Kirkwood	Monroe	ASME A17.1 2007	2.20.1,2.20.4,2.20.9 1 and 2 2	Approved as Submitted		05/13/2025
25-05-06(a)	River District Zone 1 – Building A-1	Elkhart	ASME A17.1-2007	2.22.1.1	Approved as Submitted		05/13/2025
25-05-06(b)	River District Zone 1 – Building A-1	Elkhart	ASME A17.1-2007	2.18.5.1	Approved as Submitted		05/13/2025
25-05-06(c)	River District Zone 1 – Building A-1	Elkhart	ASME A17.1-2007	2.20.1	Approved as Submitted		05/13/2025
25-05-07(a)	Holiday Inn Express and Suites	Elkhart	ASME A17.1-2007	2.22.1.1	Approved as Submitted		05/13/2025
25-05-07(b)	Holiday Inn Express and Suites	Elkhart	ASME A17.1-2007	2.18.5.1	Approved as Submitted		05/13/2025
25-05-07(c)	Holiday Inn Express and Suites	Elkhart	ASME A17.1-2007	2.20.1	Approved as Submitted		05/13/2025

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25-05-08(a)	Deer Trail School	Elkhart	2014 IBC	1006	Approved as Submitted		05/13/2025
25-05-08(b)	Deer Trail School	Elkhart	2014 IBC	907.2.3	Approved as Submitted		05/13/2025
25-05-08(c)	Deer Trail School	Elkhart	2014 IBC	903.2.8	Approved as Submitted		05/13/2025
25-05-08(d)	Deer Trail School	Elkhart	2014 IBC	1011.3	Approved as Submitted		05/13/2025
25-05-09	RES23-0142 Accessory Dwelling Unit	Floyd	2020 InRC	3901.4.5	Approved as Submitted		05/13/2025
25-05-10(a)	SDI-GM Synergy Cells	St Joseph	ASME A17.1-2007	2.22.1.1	Approved as Submitted		05/13/2025
25-05-10(b)	SDI-GM Synergy Cells	St Joseph	ASME A17.1-2007	2.18.5.1	Approved as Submitted		05/13/2025
25-05-10(c)	SDI-GM Synergy Cells	St Joseph	ASME A17.1-2007	2.20.1	Approved as Submitted		05/13/2025
25-05-11	Parkview Randallia Behavioral Health renovation	Allen	2014 InBC	1613.1	Approved as Submitted		05/13/2025
25-05-12	IU Health Saxony Community Impact Project	Hamilton	2014 InBC	Table 602	Approved as Submitted		05/13/2025
25-05-13	IU Health Saxony Pediatric Emergency Medicine	Hamilton	2014 InBC	Table 602	Approved as Submitted		05/13/2025
25-05-14(a)	Franciscan Health Crown Point – Crown Point Cancer Center	Lake	2014 InBC	905.4	Approved as Submitted		05/13/2025
25-05-14(b)	Franciscan Health Crown Point – Crown Point Cancer Center	Lake	2014 InBC	714.4.1.1.2	Approved as Submitted		05/13/2025
25-05-14(c)	Franciscan Health Crown Point – Crown Point Cancer Center	Lake	2014 InBC	1503.3	Approved as Submitted		05/13/2025
25-05-14(d)	Franciscan Health Crown Point – Crown Point Cancer Center	Lake	2014 InFC	5306.2.2	Approved as Submitted		05/13/2025
25-05-14(e)	Franciscan Health Crown Point – Crown Point Cancer Center	Lake	2014 InBC	709.5	Approved as Submitted		05/13/2025

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25-05-15	Vincennes Community School Corp. Lincoln High School – Solar PV	Knox	2009 Indiana Electrical Code (675 IAC 17-1.8)	110.13(A)	Approved as Submitted		05/13/2025
25-05-16	Lilly Lebanon LP1 Building 55 Fire Station	Boone	2014 IBC	1103.1	Approved as Submitted		05/13/2025
25-05-17	2025 Botanical Seasonal Tent	Allen	2014 IFC	3103.5	Approved with IDHS Condition(s)	<p>1. The applicant shall comply with all state and manufacturer's requirements for operation of tent.</p> <p>2. The tent shall be inspected weekly for purposes of ensuring its structural stability and identifying any apparent safety hazards. If during an inspection it is found that the tent's structural stability has been compromised or another safety hazard exists, the tent shall not be occupied until the issue has been remedied.</p> <p>3. The tent shall not be occupied in the event of any actual or forecasted accumulating snow or high wind event, which exceeds any manufacturer or installer recommendations or, if neither exist any limit acceptable by the authority having jurisdiction. The tent must be reinspected in the event of any high wind or accumulating snow.</p> <p>4. Open flame and heating and cooking sources are not permitted within the tent.</p> <p>5. This variance shall expire on October 31st, 2025.</p>	05/14/2025
25-05-18	711A-711B-713 Leland Avenue	St Joseph	2014 IBC	3401.1	Approved as Submitted		05/14/2025
25-05-19	Faith Church Highland	Lake	ASME A17.1 2007	2.18.5.1	Approved as Submitted		05/14/2025
25-05-20	2025 Sweetwater Pavilion F&B Tents	Allen	2014 Fire Code	Ch. 31--3103.5	Approved with IDHS Condition(s)	<p>1. The applicant shall comply with all state and manufacturer's requirements for operation of tent.</p>	05/14/2025

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						<p>2. The tent shall be inspected weekly for purposes of ensuring its structural stability and identifying any apparent safety hazards. If during an inspection it is found that the tent's structural stability has been compromised or another safety hazard exists, the tent shall not be occupied until the issue has been remedied.</p> <p>3. The tent shall not be occupied in the event of any actual or forecasted accumulating snow or high wind event, which exceeds any manufacturer or installer recommendations or, if neither exist any limit acceptable by the authority having jurisdiction. The tent must be reinspected in the event of any high wind or accumulating snow.</p> <p>4. Open flame and heating and cooking sources are not permitted within the tent.</p> <p>5. This variance shall be in effect from June 11, 2025 until October 31st, 2025.</p>	
25-05-21	2025 Tin Caps Seasonal Picnic Tent	Allen	2014 IFC	Ch. 3103.5	Approved with IDHS Condition(s)	<p>1. The applicant shall comply with all state and manufacturer's requirements for operation of tent.</p> <p>2. The tent shall be inspected weekly for purposes of ensuring its structural stability and identifying any apparent safety hazards. If during an inspection it is found that the tent's structural stability has been compromised or another safety hazard exists, the tent shall not be occupied until the issue has been remedied.</p> <p>3. The tent shall not be occupied in the event of any actual or forecasted accumulating snow or high wind event, which</p>	05/14/2025



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						<p>exceeds any manufacturer or installer recommendations or, if neither exist any limit acceptable by the authority having jurisdiction. The tent must be reinspected in the event of any high wind or accumulating snow.</p> <p>4. Open flame and heating and cooking sources are not permitted within the tent.</p> <p>5. This variance shall expire on October 31st, 2025.</p>	
25-05-22	2025 Family Leisure Tent Sale	Marion	2014 Fire Code	Ch. 31--3103.5	Approved with IDHS Condition(s)	<p>1. The applicant shall comply with all state and manufacturer's requirements for operation of tent.</p> <p>2. The tent shall be inspected weekly for purposes of ensuring its structural stability and identifying any apparent safety hazards. If during an inspection it is found that the tent's structural stability has been compromised or another safety hazard exists, the tent shall not be occupied until the issue has been remedied.</p> <p>3. The tent shall not be occupied in the event of any actual or forecasted accumulating snow or high wind event, which exceeds any manufacturer or installer recommendations or, if neither exist any limit acceptable by the authority having jurisdiction. The tent must be reinspected in the event of any high wind or accumulating snow.</p> <p>4. Open flame and heating and cooking sources are not permitted within the tent.</p> <p>5. This variance shall expire on October 31st, 2025.</p>	05/14/2025
25-05-23	Thorntown Oddfellows Building Conversion 102 & 110	Boone	2014 IBC	903.2.8	Approved with IDHS Condition(s)	Horizontal separation between tenant space and R occupancy is replaced with a 2 hour fire rated assembly.	05/19/2025

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25-05-24(a)	Faith Church Highland	Lake	ASME A17.1 – 2007	2.22.1.1	Approved as Submitted		05/19/2025
25-05-24(b)	Faith Church Highland	Lake	ASME A17.1 – 2007	2.20.1 Suspension Means	Approved as Submitted		05/19/2025
25-05-24(c)	Faith Church Highland	Lake	ASME A17.1 – 2007	2.15.9 Platform Guards(Aprons)	Approved as Submitted		05/19/2025
25-05-25(a)	IN028 Ball Hall First Floor Renovation	Marion	2014 IBC	716.5.9	Approved as Submitted		05/20/2025
25-05-25(b)	IN028 Ball Hall First Floor Renovation	Marion	2014 IBC	1109.2	Approved as Submitted		05/20/2025
25-05-25(c)	IN028 Ball Hall First Floor Renovation	Marion	2010 NFPA 13 Installation of Sprinkler Systems (675 IAC 28-1-5)	8.1.1; 2014 IBC Sec. 903.3.1.1	Approved as Submitted		05/20/2025
25-05-26(a)	Madam Walker Roof Deck	Marion	2014 IBC	1021.1	Approved as Submitted		05/20/2025
25-05-26(b)	Madam Walker Roof Deck	Marion	2014 IBC	1009.15	Approved as Submitted		05/20/2025
25-05-27	Schaab Riverfront	Allen	2014 IBC	1208.2	Approved as Submitted		05/20/2025
25-05-28	Southwick K-2 School	Allen	2014 IBC	1004.1.2	Approved as Submitted		05/20/2025
25-05-29	Party Wall Door Installation for Twin Lions	Henry	2014 InBC	706.1.1	Approved as Submitted		05/20/2025
25-05-30	SDI-GM Synergy Cells	St Joesph	ASME A17.1-2007	2.11.1.1.2	Approved as Submitted		05/20/2025
25-05-31	Avon Middle School	Hendricks	ASME A17.1 2007	2.20.1,2.20.4,2.20.9 1 and 2 2	Approved as Submitted		05/21/2025
25-05-32	Home with Hope	Tippecanoe	2014 IMC	507.9	Approved as Submitted		05/22/2025
25-05-33(a)	The Elwood	Howard	2014 IBC	1007.8	Approved as Submitted		05/22/2025
25-05-33(b)	The Elwood	Howard	2014 IBC	3004.1	Approved as Submitted		05/22/2025

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25-05-33(c)	The Elwood	Howard	2014 IBC	706.5, exc.1	Approved as Submitted		05/22/2025
25-05-33(d)	The Elwood	Howard	2014 IBC	714.4.1.2	Approved as Submitted		05/22/2025
25-05-33(e)	The Elwood	Howard	2014 IMC	1102.2	Approved as Submitted		05/22/2025
25-05-33(f)	The Elwood	Howard	2014 IBC	1018.6	Approved as Submitted		05/22/2025
25-05-34	Poplar Street Tent	Jackson	2014 InFC	3103.5	Approved with IDHS Condition(s)	<p>1. The applicant shall comply with all state and manufacturer's requirements for operation of tent.</p> <p>2. The tent shall be inspected weekly for purposes of ensuring its structural stability and identifying any apparent safety hazards. If during an inspection it is found that the tent's structural stability has been compromised or another safety hazard exists, the tent shall not be occupied until the issue has been remedied.</p> <p>3. The tent shall not be occupied in the event of any actual or forecasted accumulating snow or high wind event, which exceeds any manufacturer or installer recommendations or, if neither exist any limit acceptable by the authority having jurisdiction. The tent must be reinspected in the event of any high wind or accumulating snow.</p> <p>4. Open flame and heating and cooking sources are not permitted within the tent.</p> <p>5. This variance shall expire on November 30th, 2025.</p>	05/22/2025
25-05-35(a)	The Franklin Tower	Laporte	ASME A17.1 2007	2.20.2.2,2.20.3,2.20.9,2.25.3	Approved as Submitted		05/22/2025

25-05-35(b)	The Franklin Tower	Laporte	ASME A17.1 2007	2.14.1.7.1, 2.20.1, 2.20.2.1	Approved as Submitted		05/22/2025

Please be aware, this report is for informational purposes only. For official records of determinations, please refer to the variance database located here: <https://oas.dhs.in.gov/dfbs/variance/start.do?method=viewApplications>. Determinations contained in this report may not be final and are subject to modification./