

From: [Fire Prevention and Building and Safety Commission](#)
To: [Kevin Montgomery](#)
Cc: [Bovard, Margie E.](#); [Sprecher, Bryston](#); [Boyle, Douglas J \(DHS\)](#)
Subject: RE: Variance for PIV location - 1515 N Pennsylvania (Varsity Lofts)
Date: Tuesday, April 27, 2021 3:47:00 PM

Thanks, Mr. Montgomery. I've received the two additional documents. Again, this information will be provided to the Fire Prevention and Building Safety Commission for approval at its next scheduled meeting on **Tuesday, May 4, 2021**. Please let us know if you have any questions in the meantime.

Sincerely,

Douglas J. Boyle

Director of the Indiana Fire Prevention and Building Safety Commission

Indiana Department of Homeland Security

Indiana Government Center South, Room E208

302 W. Washington Street, Indianapolis, IN 46204

Cell: (317) 650-7720

Email: dboyle@dhs.in.gov

[Web](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: Kevin Montgomery <k.montgomery@krmararchitecture.com>
Sent: Tuesday, April 27, 2021 3:15 PM
To: Fire Prevention and Building and Safety Commission <buildingcommission@dhs.in.gov>
Cc: Bovard, Margie F. <Margie.Bovard@indy.gov>; Sprecher, Bryston <BSprecher@dhs.IN.gov>; Boyle, Douglas J (DHS) <DoBoyle@dhs.IN.gov>
Subject: RE: Variance for PIV location - 1515 N Pennsylvania (Varsity Lofts)

****** This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email. ******

Mr. Boyle,
Sorry I had an emergency out of the office last week. Attached you will find the request letter and site drawing submitted for local review. Let me know if you need any further information.

Thanks,
Kevin

Kevin Montgomery AIA
Architect | Partner
Ph: 317.968.9868
www.krMarchitecture.com

From: Fire Prevention and Building and Safety Commission <buildingcommission@dhs.in.gov>
Sent: Monday, April 26, 2021 5:48 PM

To: Kevin Montgomery <k.montgomery@krmarchitecture.com>
Cc: Bovard, Margie F. <Margie.Bovard@indy.gov>; Sprecher, Bryston <BSprecher@dhs.IN.gov>;
Boyle, Douglas J (DHS) <DoBoyle@dhs.IN.gov>
Subject: RE: Variance for PIV location - 1515 N Pennsylvania (Varsity Lofts)

Mr. Montgomery,

Just following up on my message below from last week. If you provided IFD any additional information/documentation as part of this request, such as a request letter and plans identifying the location of the PIV, please provide me that information/documentation as well at your earliest convenience. Thanks.

Douglas J. Boyle

Director of the Indiana Fire Prevention and Building Safety Commission

Indiana Department of Homeland Security

Indiana Government Center South, Room E208

302 W. Washington Street, Indianapolis, IN 46204

Cell: (317) 650-7720

Email: doboyle@dhs.in.gov

[Web](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: Fire Prevention and Building and Safety Commission
Sent: Wednesday, April 21, 2021 10:05 AM
To: Kevin Montgomery <k.montgomery@krmarchitecture.com>
Cc: Bovard, Margie F. <Margie.Bovard@indy.gov>; Sprecher, Bryston <BSprecher@dhs.IN.gov>;
Boyle, Douglas J (DHS) <DoBoyle@dhs.IN.gov>
Subject: RE: Variance for PIV location - 1515 N Pennsylvania (Varsity Lofts)

Mr. Montgomery,

On behalf of the Fire Prevention and Building Safety Commission (Commission), I have received your request to have the Commission approve your locally-approved variance pursuant to IC 22-13-2-7(b). IFD's message below will be provided to the Commission as part of its meeting materials for its next tentatively scheduled meeting on **Tuesday, May 4, 2021**. The meeting may be conducted completely electronically/virtually through Webex, due to the ongoing public health emergency. Access details will be provided as part of the public notice on the Commission's main web page (<https://www.in.gov/dhs/boards-and-commissions/fire-prevention-and-building-safety-commission/>) in advance of the meeting date.

If you provided IFD any additional information/documentation as part of this request, such as a request letter and plans identifying the location of the PIV, please provide me that information/documentation as well at your earliest convenience. Please let me and/or Bryston

(copied here) know if you have any questions or concerns.

Thanks,

Doug Boyle

Douglas J. Boyle

Director of the Indiana Fire Prevention and Building Safety Commission

Indiana Department of Homeland Security

Indiana Government Center South, Room E208

302 W. Washington Street, Indianapolis, IN 46204

Cell: (317) 650-7720

Email: doboyle@dhs.in.gov

[Web](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: Kevin Montgomery <k.montgomery@krMarchitecture.com>

Sent: Monday, April 19, 2021 9:56 AM

To: Fire Prevention and Building and Safety Commission <buildingcommission@dhs.in.gov>

Subject: Variance for PIV location - 1515 N Pennsylvania (Varsity Lofts)

****** This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email. ******

Hello,

I received the below letter from IFD approving my variance but requesting it be processed by you also. I am hopeful to get this approved as quickly as possible, please let me know if there are any questions or other steps I need to take.

Thank You!

Kevin



Kevin Montgomery AIA

Architect | Partner

C: 765-617-1524

www.krMarchitecture.com

April 14, 2021

RE: Local Variance

Varsity Lofts

1515 N. Pennsylvania St.

Indianapolis, Indiana 46202

Dear Mr. Montgomery,

Thank you for your letter dated, April 14, 2021 requesting a local variance from Section 591-406, Chapter 591 of the Indianapolis-Marion County Fire Prevention Code which adopts NFPA 24, 1995 Edition, Section 3, requiring a post indicator valve for a fire service water supply line.

Your request and justifications for a variance from the provisions of Chapter 591-406 is in compliance with the provision of Section 591-246, Chapter 591 of the Indianapolis-Marion County Fire Prevention Code which was passed by the City-Council on April 29, 2002 and signed by Bart Peterson on May 2, 2002, and approved by the Fire Prevention and Building Safety Commission on May 8, 2002.

Based on the items listed in your letter dated April 14, 2021, a local variance to the above mentioned Section is granted by the Indianapolis Fire Department. In accordance with the exception to NFPA 24, Section 3-3.2, a post Indicator valve will not be located 40' away from the building due to site constraints. The Post Indicator Valve will be placed at the West (front/street side) of the project.

This approval must be presented to the Fire Prevention and Building Safety Commission as per IC 22-13-2-7. "The Commission shall review variances granted by a political subdivision to the fire safety laws and building laws adopted in its ordinances". This variance is not effective until it is approved by the Commission. There is no fee but the item must be placed on the Commission's agenda. Please email this form to the Indiana State Fire Prevention and Building Safety Commission at buildingcommission@dhs.in.gov to place this item on the next Commission meeting agenda.

If you have any questions, feel free to contact me at 317-327-5529 or margie.bovard@indy.gov

Respectfully
Margie Bovard
Senior Fire Code Plans Examiner
Indianapolis Fire Department.

Margie Bovard
Indianapolis Fire Department
Fire and Life Safety Division
955 Fort Wayne Avenue
Indianapolis, Indiana 46202

RE: Varsity Lofts
1515 N. Pennsylvania Ave.,
Indianapolis, IN 46202

Ms. Bovard,

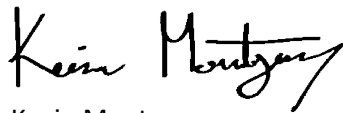
KRMonter LLC is requesting a variance to the Marion County Code Section 591-406 that requires a post indicator valve on the private fire main for the proposed Varsity Lofts Project located at 1515 N. Pennsylvania Ave. The requirement for a post indicator valve more than 40 feet away from the building creates difficulties for this project due to the fact that the existing building sits on the property lines to the North and South, and 4' from the west (street side) property line. The East side is the rear of the building with a small parking area accessed only from the alley way which can not be maneuvered by large vehicles or accessed by emergency vehicles.

An alternate post mounted Post Indicator Valve will be placed at the West (front/street side) of the project. This location provides the necessary access, is located out of the way, and does not obstruct the fire lane.

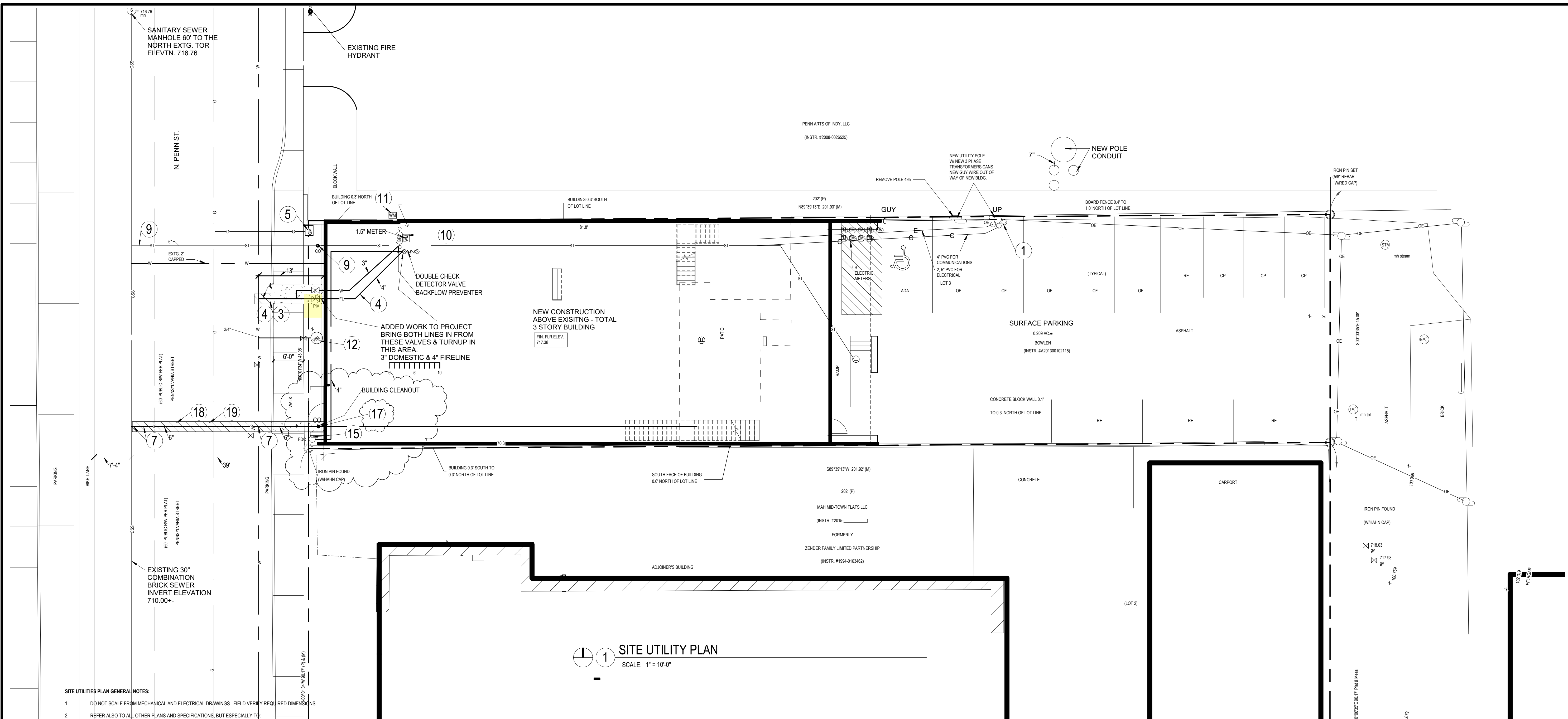
For these reasons, we are requesting a Local Variance as proposed.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,



Kevin Montgomery
k.montgomery@krmarchitecture.com
C: 765-617-1524



1 SITE UTILITY PLAN
SCALE: 1" = 10'-0"

- SITE UTILITIES PLAN GENERAL NOTES:**
- DO NOT SCALE FROM MECHANICAL AND ELECTRICAL DRAWINGS. FIELD VERIFY REQUIRED DIMENSIONS.
 - REFER ALSO TO ALL OTHER PLANS AND SPECIFICATIONS, BUT ESPECIALLY TO:
 - A. THE SITE SURVEY
 - B. THE ARCHITECTURAL SITE PLAN
 - C. THE SITE GRADING PLAN
 - D. THE PLANTING PLAN (WHERE AVAILABLE)
 - E. FOUNDATION PLANS
 - F. APPROPRIATE MECHANICAL & ELECTRICAL FLOOR PLANS FOR SERVICE CONTINUATIONS
 - G. THE SITE UTILITY PLAN - MECHANICAL & ELECTRICAL
 - WHERE THERE ARE CONFLICTS AMONG THESE PLANS AND/OR RELATED SPECIFICATIONS, ADVISE THE ARCHITECT AT LEAST TWELVE DAYS PRIOR TO SUBMISSION OF BIDS.
 - ALL FEES AND ANY OTHER COSTS TO UTILITY COMPANIES, MUNICIPALITIES, INSPECTORS, REVIEWING AGENCIES, ETC. ARE TO BE INCLUDED AS A PART OF THIS CONTRACT.
 - FEDERAL, STATE, LOCAL, MUNICIPALITY AND UTILITY COMPANY CODES, RULES, REGULATIONS AND REQUIREMENTS APPLY UNLESS EXCEPTED BY THIS DESIGN.
 - WHEN INTERRUPTION OF AN EXISTING UTILITY OR SERVICES IS PLANNED OR OCCURS ACCIDENTALLY, THE CONTRACTOR(S) SHALL WORK CONTINUOUSLY AS NEEDED TO RESTORE SAME, PROVIDING PREMIUM TIME AS NEEDED AT NO INCREASE IN THE CONTRACT PRICE.
 - PLANNED INTERRUPTION OF ANY SERVICE SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPALITY OR UTILITY COMPANY, THE ARCHITECT AND THE BUILDING OPERATORS AT LEAST ONE WEEK IN ADVANCE OF ANTICIPATED INTERRUPTION. A SCHEDULE FOR THESE OUTAGES SHALL BE DEVELOPED AND AGREED UPON BETWEEN THE PARTIES MENTIONED TO AVOID UNNECESSARY INCONVENIENCE TO THE OWNER OR ANY AFFECTED PARTY. NOTIFY THE UTILITY COMPANY OF ANY ANTICIPATED SERVICES REQUIRED FROM THEM AT LEAST TWO WEEKS IN ADVANCE IN WRITING AND ENSURE THAT THEY DO NOT DELAY WORK.
 - LOCATIONS, DEPTHS, MATERIAL TYPES, ELEVATIONS, ETC. OF ALL APPURTENANCES, LINES, BUILDINGS, ETC. INDICATED ON THESE DRAWINGS WERE TAKEN FROM VARIOUS SOURCES, ARE DIAGRAMMATIC ONLY AND ARE SUBJECT TO SUBSTANTIAL VARIATION FROM EXISTING CONDITIONS. EXISTING UTILITIES LOCATIONS MAY VARY CONSEQUENTLY. ALL CONTRACTORS SHALL EXERCISE EXTREME CARE IN THE COURSE OF THEIR WORK SO AS TO ENSURE THAT THEY DO NOT INTERRUPT ANY EXISTING SERVICE. PAY PARTICULAR ATTENTION TO THIS PRECAUTION RELATIVE TO NATURAL GAS AND ELECTRICAL LINES. ALL WORK SHALL BE PERFORMED IN ACCORD WITH FEDERAL, STATE AND/OR LOCAL RULES, REGULATIONS, STANDARDS AND SAFETY REQUIREMENTS. UTILITIES SHALL ALSO BE INSTALLED IN ACCORD WITH THE APPLICABLE MUNICIPALITY OR UTILITY COMPANY STANDARDS. IN ALL CASES, THE MOST STRINGENT REQUIREMENT SHALL APPLY. IF ANY VARIATION OCCURS, CONSULT THE BUILDING ENGINEER. CONTRACTOR SHALL VISIT SITE AND FIELD VERIFY THE ROUTING OF ALL UTILITIES NEW AND EXISTING PRIOR TO SUBMISSION OF BIDS. SUBMISSION OF A BID PROPOSAL INDICATES THAT THE CONTRACTOR IS FULLY AWARE OF ALL OBSTRUCTIONS AND WILL INSTALL ALL OF THE NEW UTILITIES WITHOUT REQUESTS FOR ANY ADDITIONAL CHANGES.

6100 Series Projecting Fire Dept. Inlet Connections

GUARDIAN FIRE EQUIPMENT, INC.

Function

- Used as auxiliary connections through which the fire department can pump water to supplement existing water supplies
- Provides 250 GPM flow (minimum), per 2 1/2" inlet

Features/Components

- Two and three-way inlet connections feature clapper brass bodies (straight pattern), with female hose thread swivel inlets and female NPT outlets
- Standard components, all connections: Plugs with chains and identification plate
- Cast brass construction, standard

Optional brass finishes, add suffix to model no.
 -B Polished, -C Rough Chrome Plated, -D Polished Chrome Plated

Two and Three-Way Connections				
Model No.	Size	Clappers	A	B
6114	4" x 2 1/2" x 2 1/2"	3	5 1/2"	8 1/2" - 10"
6124	4" x 2 1/2" x 2 1/2"	2	7 1/2"	10 1/2" - 16"
6126	6" x 2 1/2" x 2 1/2"	2	8"	10 1/2" - 11 1/2"
6128	6" x 2 1/2" x 2 1/2" x 2 1/2"	3	11 1/2"	13 1/2" - 15 1/2"

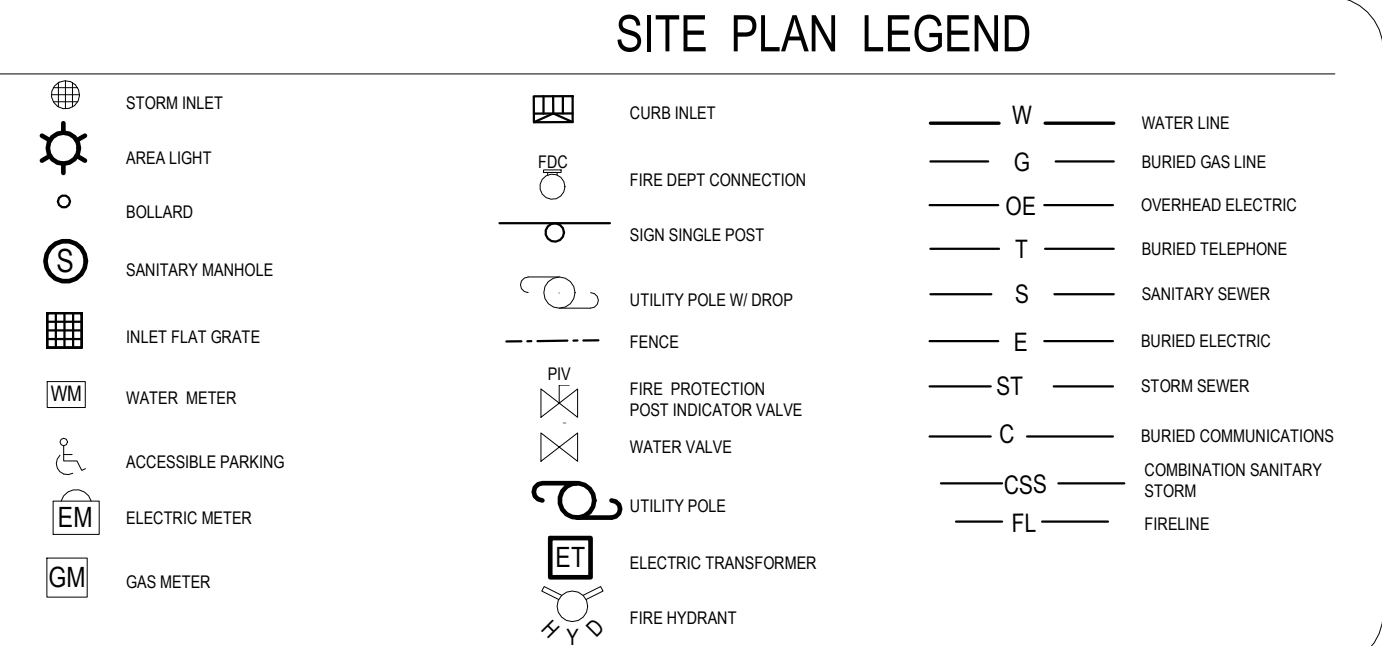
Identification Plate Lettering:
 -A AUTO SPKR -B AUTO SPKR & STANDPIPE
 -C STANDPIPE -D DRY STANDPIPE

THIS FDC 6124 AUTO SPRINKLER

5 FDC CONNECTION
SCALE: NTS

SITE UTILITY NOTES

- TRANSFORMER LOCATION. ON POLE RUN 2, 4" CONDUIT UP POLE 10' FROM GROUND. CAP. RUN CONDUITS INTO BLDG. STORAGE ROOM. SEE RISER DIAGRAM FOR FEEDER SIZES. 2 FOR ELECTRICAL, 1 FOR COMMUNICATIONS. 36" DEEP.
- ELECTRICAL FEEDS FROM EACH METER UNDERGROUND INTO BLDG. TO EACH INDIVIDUAL UNITS. SEE ELEC. RISER DIAGRAM.
- NEW 4" DOMESTIC & FIRELINE WATERLINES. WATERLINE INSTALLATION SHALL COMPLY WITH I.S.D.H. GUIDELINE SE 13. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN THE NEW WATER MAINS AND SAN. SEWERS. MAINTAIN A MINIMUM OF 18" VERT. CLEARANCE FROM THE BOTTOM OF THE TOP PIPE WHERE WATER & SEWERS CROSS. INSTALLATION TO COMPLY WITH ISDH GUIDELINES & THE INDIANA PLUMBING CODES. HDPE C-900 PIPE.
- NEW WATER SERVICE TAP & VALVE ROADBOX BY WATER SITE CONTRACTOR. SITE CONTRACTOR TO COORDINATE W/ CITIZENS ENERGY FOR TAP FEE AND ALL OTHER FEES FOR NEW WATERLINE. 1, 1.5" WATER METER INSIDE BLDG.
- GAS LINE & GAS METER. TO BE REMOVED.
- PROVIDE 60" OF COVER OVER ALL WATER LINES.
- NEW 6" SANITARY SEWER OUT OF BLDG. TIE INTO EXTG. 30" COMBINATION ABOUT THIS LOCATION. SEE DTL. FIELD VERIFY DEPTH. SDR 35. SLOPE OF 6" @ 1.06%. 39' LONG.
- ALL 90 DEGREE ELBOWS FOR IMPA ARE TO BE RIGID METAL WIDE SWIPE ENCASED IN CONCRETE. BOX PADS, SECTOR BOX AND HANDHOLES SUPPLIED BY IMPA AND INSTALLED BY SITE CONTRACTOR.
- EXISTING 6" CLAY TILE TO BE USED ONLY FOR STORMWATER. EXTG. PIPE TO CONNECT INTO NEW INTERIOR STORM WATER PIPING. SEE PLUMBING PLAN. INSTALL CLEANOUT OUTSIDE BLDG.
- MECHANICAL CLOSET W/ 1.5" WATER METER. SEE SHEET C4-2 FOR CE WATER METER CONFIGURATION. THE FIRE LINE IS NOT METERED.
- REMOVE DIGITAL WATER METER READOUT ON EXTERIOR OF BUILDING.
- ABANDON EXTG. WATER METER PIT & CAP WATER LINE.
- FIRE SPRINKLER DRAWINGS TO BE SUPPLIED BY FIRE SPRINKLER CONTRACTOR.
- LOCATION OF FIRELINE & DOMESTIC LINE SPLIT ON OUTSIDE OF BLDG. PROVIDE PIV VALVES & WATER SHUT OFF VALVES AS SHOWN.
- SEE SHEET C4-2 FOR GALLONS PER MINUTE FOR BUILDING.
- Building Cleanout with Heavy Duty Cover, see Detail Figures 400.09 and 400.10 on Sheet C4-2.
- ADD TRACER WIRE ABOVE THE NEW SANITARY SEWER LATERAL. from the Building cleanout to the main connection.
- Cleanouts and connections from the 2020 Sanitary Standards Manual. This includes Building Cleanout Detail Figure 400.09, Pipe Bedding Detail Figure 400.01, Heavy Duty / Right-Of-Way Cleanout Detail Figure 400.10, Controlled Settlement Joint Detail Figure 400.07, and Sewer Service Connection Detail Figures 400.05, 400.06 and 400.08.



ELECTRIC
INDIANAPOLIS POWER & LIGHT 1230 W. MORRIS STREET
INDIANAPOLIS, IN 46221
CONTACT: LINDA LOHMILLER
P. (317) 261-5274 PH. 317-261-5203 FAX:317-630-5625
E.

PHONE SERVICE
AT&T
5858 N. COLLEGE AVENUE INDIANAPOLIS, IN 46220
CONTACT: SCOTT EICKMAN
P. (317) 927-4365
E.

GAS SERVICE
CITIZENS ENERGY GROUP 2020 N. MERIDIAN STREET
INDIANAPOLIS, IN 46202
CONTACT: JASON TUTTLE
P. (317) 927-4365
E.

CITIZENS ENERGY GROUP 2150 MLK JR STREET
INDIANAPOLIS, IN 46202
CONTACT: MARK SHOCKLEY
P. (317) 710-5016
E.

SEWER DISTRICT
CITIZENS ENERGY GROUP 2150 MLK JR STREET
INDIANAPOLIS, IN 46202
CONTACT: DAVID CLARK
P. (317) 429-3993 FAX:317-927-4684
E.

CABLE:
BRIGHT HOUSE NETWORKS, LLC
3030 ROOSEVELT AVENUE
INDIANAPOLIS, IN 46218
PH: 317-632-9077 EXT 258
FAX:317-715-3983
CONTACT: JASON KIRKMAN
JASON.KIRKMAN@MYBRIGHTHOUSE.COM