

## **STAFF REPORT**

**Report Date: 09/29/2019**

"A" category = staff recommendation is for approval with no equal alternatives because of noncompliance is not adverse.

"B" category = staff recommendation is for approval with equal alternatives as stated by the proponent.

"C" category = reserved, meaning staff believes Commission needs to discuss entirety.

"D" category = recommendation is for denial.

"I" category = incomplete (with permission of the Chairman).

"NVR" category = no variance required.

"T" category = tabled.

NOTE: All staff recommendations presume code statements on the variances by the applicant are correct, unless otherwise noted. This means that all code statements become conditions of the variances and, if not true, the variances would be subject to Commission sanction. All LBO and LFO responses that they have received a copy of the application for variance are in order, unless otherwise noted.

### **Tabled Variances**

19-05-82

**Project:0 Berry Event Barn,Greencastle**

C (b) The code requires the number of occupants to be computed based at the rate of one occupant per unit of area. Proponent states based on 7 sq. ft. per occupant, the calculated occupant load for the area will be over 415 persons requiring an automatic sprinkler system. Proponent is requesting to have a self-imposed occupant load of a maximum of 250 persons in the building. The occupant load in the upper level will be limited to a maximum of 49 persons. Three exits will be provided in order to reduce travel distance.

C 19356

TABLED BY COMMISSION 09/04/19.  
TABLED BY PROPONENT 07/24/19.  
TABLED BY PROPONENT 07/01/19.  
TABLED BY COMMISSION 06/04/19.  
TABLED BY COMMISSION 05/09/19.

(a) The code requires sites, buildings, structures, facilities, elements, and spaces to be accessible to person with physical disabilities. The request is to allow an accessible ramp to be omitted to access the lower area of the main room of a barn that was constructed in the 1850's. Proponent states the owner has family members that access the space with no problem via wheelchair. Temporary ramp will be provided for guests that need accessibility. Has structural analysis been done? Has this project been filed with Plan Review?

C (c) The code requires a sprinkler system to be provided in Group A-2 occupancy where the fire area has an occupant load of 100 or more or the fire area exceeds 5,000 sq. ft. The request is to allow the sprinkler system to be omitted. Per the proponent, the calculated occupant load is over 415 persons. A self-imposed occupant load a maximum of 250 will be posted. Property is on a well.

19-06-02

A

**Project: Lowe's Store 0215, Terre Haute**

19402

TABLED BY COMMISSION 09/04/19.  
TABLED BY COMMISSION 07/02/19.  
TABLED BY COMMISSION 06/04/19.

The code requires extinguishing systems to be maintained in operative condition at all times. The request is to allow fire hose system to be removed in the store due to the lack of trained fire suppression personnel in the store. Per the proponent, this was the request of the local fire chief. \*\*\*\*\*PAPER FILING\*\*\*\*\*

19-08-06

B

**Project:0 KOKOMO DOWNTOWN BUILDING, KOKOMO**

19580

TABLED BY COMMISSION 09/04/19. (NEED OWNER'S SIGNATURE)

Steel coated belts will be used as the suspension means.

***INCOMPLETE (OWNER'S AFFIRMATION)***

19-08-07

B

**Project:0 Commerce Center, South Bend**

19531

TABLED BY COMMISSION 09/04/19.

Schindler Elevator will utilize 6mm steel wire governor rope instead of the required diameter of 9.5mm.

19-08-08

B

**Project:0 201 S Main St., South Bend**

19532

TABLED BY COMMISSION 09/04/19. (NEED OWNER'S SIGNATURE)

Schindler Elevator will utilize 6mm steel wire governor rope instead of the required diameter of 9.5mm.

***INCOMPLETE (OWNER'S AFFIRMATION)***

19-08-09

B

**Project:0 Sleep Inn Fort Wayne, Fort Wayne**

19533

TABLED BY COMMISSION 09/04/19. (NEED OWNER'S SIGNATURE)

Schindler Elevator will utilize 6mm steel wire governor rope instead of the required diameter of 9.5mm.

***INCOMPLETE (OWNER'S AFFIRMATION)***

19-08-11

B

**Project:0 TARGET WEST LAFAYETTE, WEST LAFAYETTE**

19391

TABLED BY COMMISSION 09/04/19. (NEED OWNER'S SIGNATURE)

Schindler Elevator will utilize 6mm steel wire governor rope instead of the required minimum diameter of 9.5mm.

***INCOMPLETE (OWNER'S AFFIRMATION)***

19-08-16

**Project:0 White Rock Barn, Ossian**

C 19528

TABLED BY COMMISSION 09/04/19.

A) Code requires change of occupancy to comply for the required number of plumbing fixtures. The request is to allow portable restrooms to comply with fixture count. Permanent compliant restrooms will be provided within 2 years. Drinking water will be available during events.

19-09-19

**Project:407288 Assessment and Intervention Center, INDIANAPOLIS**

C (c) The code requires laundry facilities not installed within an individual dwelling unit or intended for individual family use to be equipped with an interceptor with a wire basket or similar device, removable for cleaning that prevents passage into the drainage system. The request is to allow residential washing machines with standard lint filter to be used in lieu of the above requirement. Proponent states the residential washers will be provided for the clients to do light loads.

C 19641

(a) The code requires exits to discharge directly to the exterior of the building. The request is to allow Stair S2-1 to not discharge to the exterior. Proponent states the design complies with NFPA 101 Section 7.7.2. Per the proponent, the exterior exit was moved due to site considerations.

C (b) The code requires a trap seal primer valve to be installed on traps that are subject to evaporation. The request is to allow trap primers to be omitted on the floor drains in the building. Proponent states the building will have barrier-type floor drain trap seal device. Per the proponent, this is acceptable in the 2015 and 2018 International Plumbing Code.

***IDHS – VARIANCE ACTION LETTER PENDING***

19-09-29

**Project:0 Maconaquah Elementary School Gym Storage, Bunker Hill**

D 19671

The code requires all class one structures to receive a design release prior to construction. The request is to allow the storage loft (in gymnasium) to remain. The loft was built constructed 10 years ago without a design release. The structure stores gym related gear. There has been a structural evaluation completed. The evaluation does address items to be structurally corrected. The access to the storage loft is secured from unauthorized access when not in use.

***IDHS – VARIANCE ACTION LETTER PENDING***

19-09-36

C

**Project:0 ER Vision New Office Building, Fort Wayne**

19680

The code requires corridors be fire-resistance rated in accordance with Table 1018.1. The corridor walls required to be fire-resistance rated shall comply with Section 708 for fire partitions. The proponent request is to permit corridor walls and doors to be non-rated construction in the new office building. Based upon serving a calculated occupant load of 30 or more, 1-hour fire-rated corridor construction is required.

***IDHS – VARIANCE ACTION LETTER PENDING***

19-09-39

C

**Project:0 night mare on main street, kendallville**

19693

The code requires a sprinkler system to be provided in special amusement buildings. The request is to allow the sprinkler system to be omitted this season in an 8,791 sq. ft. existing building that has been converted to a haunted house. . This is the 3rd request for a sprinkler extension due to lack of funds. Proponent states the building has 7 exits, fire watch will be provided, and the travel distance to the nearest exit is approximately 50 feet. Proponent further advises, other than not providing a sprinkler system, the building complies with all other requirements.

***IDHS – VARIANCE ACTION LETTER PENDING***

19-09-40

C

**Project:408910 Walnut St Parking Garage SE Stairwell Rept, BLOOMINGTON**

19665

Required means of egress are to be maintained during construction and demolition, remodeling or alterations and additions to any building. The southeast stairway in the open parking garage will be closed for repairs leaving only a single exit stairway. Code requires 2 stairways in an open parking garage. Vehicle ramps will be used for temporary egress. Variance 19-07-60 was granted and expires on October 31, 2019. The request is to allow the variance to be extended through January 31, 2020.

\*\*\*\*\*Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the October 1, 2019 meeting.

**19-09-41**

**Project:408657                      Seasonal Barn Wedding Venue, TIPTON**

C

19611

A Chapter 34 analysis will be used to convert a 1-story, 1,258 sq. ft. barn, into a building used for wedding venue. Chapter 34 is not permitted to be utilized for a conversion of a non-Class 1 structure building to an A occupancy.

\*\*\*\*\*Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the October 1, 2019 meeting.

**19-09-42**

**Project:0                                      The wooded Knot, LLC, Tippecanoe**

C

19632

The code requires a sprinkler system to be installed in Group A-2 occupancies where the fire area has an occupant load of 100 or more. The request is to allow the sprinkler system to be omitted in the 1-story, 8,900 sq. ft. building. Proponent states the calculated occupant load is 298 persons with an egress capacity of to serve 1,000 occupants. Shunt trip will be provided to shut off power to any live music, DJ, or entertainment if the fire alarm is activated. Exit access travel distance is 70 feet; code permits 200 feet.

\*\*\*\*\*Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the October 1, 2019 meeting.

**19-09-43**

**Project:401360**

**777 North Meridian Renovation, INDIANAPOLIS**

C

19642

The code requires stairways to have a minimum headroom clearance of 80 inches measured vertically from a line connecting the edge of the nosings. The request is to allow the new enclosed stair at the north end of the building on the 4th floor to have a 5'4" headroom at the low side and 7'3" at the high side. Proponent states signage will be provided at the door to caution occupants of the low headroom. The portion of the stair with low headroom will be painted to distinguish it from the rest of the stair. Variance #17-08-37(b) was granted permitting a reduced headroom of 6'5" for a distance of approximately 12" - 14", but was unable to meet the headroom clearance due to the existing structural members that cannot be removed.

\*\*\*\*\*Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the October 1, 2019 meeting.

**19-09-44**

**Project:408663**

**Gate House for Hoosier Village, ZIONSVILLE**

C

19662

New 1,118 sq. ft. security gate house will not be connected to sanitary sewer system as required by code. The request is to allow a sanitary holding tank to be used for 2-years until a new sanitary line will be provided by the city. Per the proponent, the holding tank will be emptied on a regular basis. There will be 1 to 3 persons in the security gate house at any one time. Nearest existing sanitary line is 1,950 feet away. Restroom will be accessible.

\*\*\*\*\*Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the October 1, 2019 meeting.