

FIRE PREVENTION & BUILDING SAFETY COMMISSION

MEETING MINUTES

For the January 2025 Meeting.

MEETING DETAILS

Date:January 7, 2025Time:9:00 AMLocation:Government Center South – Auditorium

Member Attendance

Name	Present		Means of Participation
	Yes	No	
Craig Burgess	\boxtimes		Electronic Means (MS Teams)
Logan Cook	\boxtimes		In Person
John Crisp			NA
Todd Hite			NA
James Murua			In Person
Buckie Olaleye	\boxtimes		In Person
Michael Patarino	\boxtimes		In Person
Michael Popich	\boxtimes		Electronic Means (MS Teams)
David Porter	\boxtimes		In Person
Lane Slaughter	\boxtimes		In Person
Kenneth Wagner			NA
Michael Zehner	\boxtimes		Electronic Means (MS Teams)

1. Call to Order

Meeting called to order at 9:50 due to technical difficulties.

2. Roll Call

Quorum met. Buckie Olaleye replacing Harold Davidson as Designee for the Commissioner of Labor.

3. Review of December 2024 Minutes

Several corrections need to be made to Motions per information submitted by Mike Patarino. Commissioner Zehner marked as voting twice on one vote in drafts. Vice-Chairman Popich abstained from vote to approve.

Motion:	Vote	•
Approve with	Yes	No
corrections.		
Craig Burgess	\boxtimes	
Logan Cook	\boxtimes	
John Crisp		
Todd Hite		
James Murua	\boxtimes	
Buckie Olaleye	\boxtimes	
Michael Patarino	\boxtimes	
Michael Popich		
(A)		
David Porter	\boxtimes	
Lane Slaughter	\boxtimes	
Kenneth Wagner		
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 January Meeting is cancelled.
- **ii.** Building Code Update Committee Work continues internally, no longer accepting outside code change proposals. January meeting cancelled.
- iii. Fire Code Update Committee Work continues internally, no longer accepting outside code change proposals. January meeting cancelled.
- iv. Lift Device Update Committee No January meeting.

6. Variances

a. Tabled

i. 24-08-29 Al-Haqq Foundation Monitored Fire Alarm (Indianapolis) – No proponent. Third time before Commission.

Motion: Deny.	Vote	
	Yes	No
Craig Burgess	\boxtimes	
Logan Cook	\boxtimes	
John Crisp		
Todd Hite		
James Murua	\boxtimes	
Buckie Olaleye	\boxtimes	
Michael Patarino	\boxtimes	
Michael Popich	\boxtimes	
David Porter	\boxtimes	
Lane Slaughter	\boxtimes	
Kenneth Wagner		
Michael Zehner	\boxtimes	

- ii. 24-08-37 Four Corners Winery (Valparaiso) Withdrawn.
- iii. 24-09-40 Ohio County Holding Addition and Renovation (Rising Sun) No proponent. Third time.

Motion: Deny.	Vote	
	Yes	No
Craig Burgess	\boxtimes	
Logan Cook	\boxtimes	
John Crisp		
Todd Hite		
James Murua	\boxtimes	
Buckie Olaleye	\boxtimes	
Michael Patarino	\boxtimes	
Michael Popich	\boxtimes	
David Porter	\boxtimes	
Lane Slaughter	\boxtimes	
Kenneth Wagner		
Michael Zehner	\boxtimes	

iv. **24-10-61 Franciscan Munster Hospital Expansion (Munster) –** Charles Keslin presented. Asking for seismic variance.

Motion:	Vote)
Approve with	Yes	No
conditions:		
Seismic		
classification B.		
Craig Burgess	\boxtimes	
Logan Cook	\boxtimes	
John Crisp		
Todd Hite		
James Murua	\boxtimes	
Buckie Olaleye	\boxtimes	
Michael Patarino	\boxtimes	
Michael Popich	\boxtimes	
David Porter	\boxtimes	
Lane Slaughter	\boxtimes	
Kenneth Wagner		
Michael Zehner	\boxtimes	

*24-10-48 – Not on agenda but still in play, no proponent present at meeting, moving to February agenda.

- b. New
 - i. 24-12-82 New Observation Deck Boulder Falls (Muncie) Observation deck with stairs, no ramp. Observation platform below, but no accessibility to second floor. Jim Dows presented, architect of record. Some discrepancy of undue hardship cost claimed in application and claimed in person. Proponent unclear why number in variance is lower. Proponent requested that variance be tabled while additional information is gathered.

Motion: Table.	Vote	
	Yes	No
Craig Burgess	\boxtimes	
Logan Cook	\boxtimes	
John Crisp		
Todd Hite		
James Murua	\boxtimes	
Buckie Olaleye	\boxtimes	
Michael Patarino	\boxtimes	
Michael Popich	\boxtimes	
David Porter	\boxtimes	
Lane Slaughter	\boxtimes	
Kenneth Wagner		
Michael Zehner	\boxtimes	

ii. **24-12-83 Summit City Climbing (Fort Wayne) –** Requesting deviation from rating on climbing structure attached to building. Chairman Murua, LFO, notes no objection, nor does LBO.

Motion: Vote

Approve.	Yes	No
Craig Burgess	X	
Logan Cook	X	
John Crisp		
Todd Hite		
James Murua	X	
Buckie Olaleye	X	
Michael Patarino	X	
Michael Popich	X	
David Porter	X	
Lane Slaughter	X	
Kenneth Wagner		
Michael Zehner	X	

iii. 24-12-84 Camp Lakewood (Wolcottville) – Requesting to not include automatic sprinkler system in camp cabins, implementing emergency access plan. Referred to Commission due to concerns that plan does not sufficiently mitigate risk. Project cost \$250,000. Well system. Sprinkler cost increases cost \$50,000-100,000. No cooking facilities in any of the cabins. Windows meet egress requirements, 6.5 square feet, single motion, remain unlocked, screens. Two adults in each cabin, 18 people per cabin.

Motion:	Vote	
Approve.	Yes	No
Craig Burgess	\boxtimes	
Logan Cook		\boxtimes
John Crisp		
Todd Hite		
James Murua	\boxtimes	
Buckie Olaleye	\boxtimes	
Michael Patarino	\boxtimes	
Michael Popich	\boxtimes	
David Porter	\boxtimes	
Lane Slaughter	\boxtimes	
Kenneth Wagner		
Michael Zehner	\boxtimes	

iv. 24-12-85 Harvest Moon Event Center (Gosport) – Chapter 34 for Barn conversion to A2 occupancy. Melissa Tupper. Shunt trip, smoke and heat detection, maximum travel distance 75 feet, calculated occupant load for assembly space 127, exiting can accommodate 320 occupants, no open flames, lighting UL listed.

Motion: Tabled.	Vote	
	Yes	No
Craig Burgess	\boxtimes	
Logan Cook	\boxtimes	
John Crisp		
Todd Hite		
James Murua	\boxtimes	
Buckie Olaleye	\boxtimes	
Michael Patarino	\boxtimes	
Michael Popich	\boxtimes	
David Porter	\boxtimes	
Lane Slaughter	\boxtimes	
Kenneth Wagner		
Michael Zehner	\boxtimes	

v. **24-12-86(a)(b) Minnick Services Trailer (Fort Wayne) –** Construction trailer, asking for exemption from ADA accessibility requirements.

Motion: Table.	Vo	Vote	
	Yes	No	
Craig Burgess	\boxtimes		
Logan Cook	\boxtimes		
John Crisp			
Todd Hite			

James Murua	\boxtimes	
Buckie Olaleye	\boxtimes	
Michael Patarino	X	
Michael Popich		
David Porter	X	
Lane Slaughter	\boxtimes	
Kenneth Wagner		
Michael Zehner	\boxtimes	

vi. **24-12-87(a)(b) The Barns at Marengo Cave (Marengo) –** VB construction, A2 occupancy. Requesting 2nd floor when 2nd floor not allowed. Requesting not to sprinkle building. **Withdrawn.**

Motion:	Vote	
Withdrawn.	Yes	No
Craig Burgess		
Logan Cook		
John Crisp		
Todd Hite		
James Murua		
Buckie Olaleye		
Michael Patarino		
Michael Popich		
David Porter		
Lane Slaughter		
Kenneth Wagner		
Michael Zehner		

vii. **24-12-88 REA Magnet Wire – UPS Room Addition (Lafayette) –** Logan Cook **recused.** Building already constructed, defect not noticed until fire department inspected.

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Approve.	Yes	No
Craig Burgess	\boxtimes	
Logan Cook (R)		
John Crisp		
Todd Hite		
James Murua	\boxtimes	
Buckie Olaleye	\boxtimes	
Michael Patarino	\boxtimes	
Michael Popich	\boxtimes	
David Porter	\boxtimes	
Lane Slaughter	\boxtimes	
Kenneth Wagner		
Michael Zehner	\boxtimes	

viii. **24-12-89 Pathway 7 (Indianapolis) –** Logan Cook **recused.** Enclosed building, sill height issue not noticed until windows framed in.

Motion:	Vote	
Approve.	Yes	No
Craig Burgess		\boxtimes
Logan Cook (R)		
John Crisp		
Todd Hite		
James Murua		
Buckie Olaleye		\boxtimes
Michael Patarino	\boxtimes	
Michael Popich		\boxtimes
David Porter	\boxtimes	
Lane Slaughter	\boxtimes	
Kenneth Wagner		
Michael Zehner	\boxtimes	

ix. **24-12-90 Allied Equipment Addition (Indianapolis) –** 38k sq ft building used for interior storage of box trucks, 5k square foot addition.

Motion:	Vote	
Approve with	Yes	No
conditions:		
Sprinkle addition		
with close-		
spaced sprinklers		
along existing		
construction.		
Craig Burgess	\boxtimes	
Logan Cook	\boxtimes	
John Crisp		
Todd Hite		
James Murua	\boxtimes	
Buckie Olaleye	\boxtimes	
Michael Patarino	\boxtimes	
Michael Popich	\boxtimes	
David Porter		
Lane Slaughter		
Kenneth Wagner		
Michael Zehner	\boxtimes	

x. **24-12-91 Rise Learning Center – Rec Center Addition (Indianapolis) –** Walkway encloses interior garden area, only creates one exit out of area.

Motion:	Vote	
Approve.	Yes	No
Craig Burgess	\boxtimes	
Logan Cook	\boxtimes	
John Crisp		
Todd Hite		
James Murua	\boxtimes	
Buckie Olaleye	\boxtimes	
Michael Patarino	\boxtimes	
Michael Popich	\boxtimes	
David Porter	\boxtimes	
Lane Slaughter	\boxtimes	
Kenneth Wagner		
Michael Zehner	\boxtimes	

xi. **24-12-92 Electric Works Building (Fort Wayne) –** Change of use. Fifth floor has several bedrooms for associates and owner to spend evenings. New code allows offices with sleeping units. Current setup complies with 2024 building code. In close proximity to a lab space that has not been evaluated. Commissioners expressed concern that the drawings are not accurate and that there are multiple living spaces with an apartment, no evaluation for 2024 code compliance.

Motion: Table.	Vote	
	Yes	No
Craig Burgess	\boxtimes	
Logan Cook	\boxtimes	
John Crisp		
Todd Hite		
James Murua	\boxtimes	
Buckie Olaleye	\boxtimes	
Michael Patarino	\boxtimes	
Michael Popich	\boxtimes	
David Porter	\boxtimes	
Lane Slaughter	\boxtimes	
Kenneth Wagner		
Michael Zehner	\boxtimes	

xii. **24-12-93 Attica Public Library Renovations (Attica) –** Asking for non-accessible new employee restroom in historic building.

Motion:	Vote	
Approve.	Yes	No
Craig Burgess	\boxtimes	
Logan Cook	\boxtimes	
John Crisp		
Todd Hite		
James Murua	\boxtimes	
Buckie Olaleye	\boxtimes	
Michael Patarino	\boxtimes	
Michael Popich	\boxtimes	
David Porter	\boxtimes	
Lane Slaughter	\boxtimes	
Kenneth Wagner		
Michael Zehner	\boxtimes	

xiii. **24-12-94 Fishers Parks Community Center (Fishers) –** 1700 Square Foot play structure, normally limited to 300 feet. Overall footprint 775 square feet, ground level 290 square feet of structure. LFO does not object. Structure enclosure is sprinklered. Always staffed.

Motion:	Vote)
Approve.	Yes	No
Craig Burgess	\boxtimes	
Logan Cook (R)		
John Crisp		
Todd Hite		
James Murua		
Buckie Olaleye	\boxtimes	
Michael Patarino	\boxtimes	
Michael Popich		
David Porter	\boxtimes	
Lane Slaughter	\boxtimes	
Kenneth Wagner		
Michael Zehner	\boxtimes	

xiv. 24-12-95 SDS Properties LLC (Fort Wayne) – Warehouse, constantly manned.

Motion:	Vote	
Approve.	Yes	No
Craig Burgess	\boxtimes	
Logan Cook	\boxtimes	
John Crisp		
Todd Hite		
James Murua	\boxtimes	
Buckie Olaleye	\boxtimes	
Michael Patarino	\boxtimes	
Michael Popich	\boxtimes	
David Porter	\boxtimes	

Lane Slaughter	\boxtimes	
Kenneth Wagner		
Michael Zehner	\boxtimes	

7. Industrialized Building Systems Applications and Renewals

i. TR Radco

Motion:	Vote	
Approve.	Yes	No
Craig Burgess	\boxtimes	
Logan Cook	\boxtimes	
John Crisp		
Todd Hite		
James Murua	\boxtimes	
Buckie Olaleye	\boxtimes	
Michael Patarino	\boxtimes	
Michael Popich	\boxtimes	
David Porter	\boxtimes	
Lane Slaughter	\boxtimes	
Kenneth Wagner		
Michael Zehner	\boxtimes	

8. Report on Administrative Review

- a. OALP Non-Final Orders Commission Review/Action Required as Ultimate Authority
 - i. None
- b. New Cases Monitoring Only
 - i. None
- c. Ongoing Cases
 - i. DHS-2404-000396 Somnath Hospitality v. Seymour Fire Dept.
 - ii. DHS-2404-000891 Somnath Hospitality v. City of Seymour (Non-Final Order Pending Objection Period)
 - iii. DHS-2405-001267 Grateful Care ABA v. Indianapolis (Non-Final Order Pending Objection Period)
 - iv. DHS-2407-001585 See Purpose LLC v. IDHS
 - v. DHS-2409-002502 St. John Lutheran Church and School v. IDHS
 - vi. DHS-2410-002827 Swanson Center v. IDHS
- 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 **Wednesday, February 5, 2025 at 9:00am**. The meeting will be held in the **Indiana Government Center South** in **Auditorium**. The meeting will also be streamed live via Microsoft Teams.

Public notice and virtual/electronic meeting access details will be provided on the <u>Commission's Web</u> <u>Page</u> in advance of the meeting.

10. Adjournment

Meeting adjourned at 2:45pm.