

STAFF REPORT

Report Date: 06/02/2020

"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

20-02-32

C

Project:0

20023

AC Moxy Hotels,Indianapolis

WITHDRAWN BY PROPONENT 05/14/2020.

TABLED BY COMMISSION 05/06/2020.

TABLED BY COMMISSION 04/07/2020.

TABLED BY COMMISSION 03/03/2020.

The variance request is to not include a small portion of the site as fire department vehicle access as it pertains to the 75' high-rise requirement.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the March 3, 2020 meeting.

20-04-49

C

Project: **CNTNR Modular Building Solutions,**
20223

The Code does not intend to limit the appropriate use of materials, appliances, equipment, or methods of design, or construction not specifically outlined by the code. The request is to allow metal shipping containers to be used as a building component for new industrialized buildings to be used as one- or two-family dwellings. The shipping containers will be designed to be placed with engineered helical pile foundations.

The shipping containers cannot be verified to meet vapor barrier requirements for exterior walls. The shell of the container will serve as the required vapor barrier in lieu of the typical polyethylene sheeting and will be on the outside face of the exterior stud wall construction. The variance is requested to apply to all one- or two-family units proposed under the industrialized building manufacturer certification.

*****Paper filing

****NOT REFERRED TO FPBSC BY IDHS FOR DETERMINATION

20-04-56

C

Project:0 **New Life Christian Fellowship Church,Fortville**
20106

TABLED BY COMMISSION 05/06/2020.

The code requires an automatic sprinkler system to be installed in Group A-3 occupancies where the fire area has an occupant load of 300 or more. The request is to allow the sprinkler to be omitted. Per the proponent there is no city water at site and Fortville has no plans for such improvements for at least 15 years.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the May 6, 2020 meeting.

20-04-62

Project:0

Duck Pin Bowling Phase II, Franklin

C

TABLED BY COMMISSION 05/06/2020.

(b) The code requires sprinklers to be provided in Group A-2 occupancy fire area over 5,000 sf. The request is to allow 115 sq. ft. addition will to be added to the existing mezzanine level for new restrooms without adding sprinklers to the building.

C

20188

TABLED BY COMMISSION 05/06/2020.

(a) The code requires a final score of zero or more in all categories, Fire Safety, Means of Egress, and General Safety in order to pass the Chapter 34 Evaluation. The request is to allow 5 points to be taken for a building having voice/alarm communication system with no fire command center in lieu of 0 points that is supposed to be taken when there is no command center. Proponent states the hardship is providing a 200 sq. ft. 1-hour rated fire command center. Fire command centers are typically required for high-rise buildings. Variance 18-11-40(a) was previously approved for Phase I which included B occupancy office area on the mezzanine. The current Phase II includes conversion of the mezzanine level to additional event space for the bar/duck pin bowling tenant. Second exit is being provided from mezzanine.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the May 6, 2020 meeting.

20-05-27

Project:412785

Ricochet Tacos,CROWN POINT

C

20208

(a) The code requires a sprinkler system if the fire area is located on a floor other than a level of exit discharge serving Group A-2 occupancy. The request is to allow the fire area of the basement and second floor to be on a floor other than a level of exit discharge. The basement level is used as food prep area for kitchen , coolers and some areas will be non-occupied. Extra fire alarm pull stations, and fire extinguishers will be on the basement level and the second floor level.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the June 4, 2020 meeting.

C

(b) The code requires (2) exits from the basement and 2nd floors where the travel distance exceeds 75 feet. The request is to allow the travel distance to be exceeded on those floors. Per the proponent, the current City water service is not large enough to provide a sprinkler system.

20-05-28

Project:412376

Jefferson Community Church,GOSHEN

C

20211

An automatic sprinkler system shall be provided for Group A-3 occupancies where the fire area has an occupant load exceeding 300 persons. The request is to allow the proposed new gymnasium/fellowship hall (Building Area C and Building Area C (existing + addition) to not be provided with an automatic sprinkler system due to calculated occupant load being 410 persons. In addition, Building area B is required to be sprinklered due to building having a floor level at other than the level of exit discharge.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the June 4, 2020 meeting.

20-05-29

Project:415039

Brauns Fun Time Campers Remodel,INDIANAPOLIS

C (b) The code requires all buildings and structures and any part of the fire or explosion systems to be maintained. The request is to allow the sprinkler system to be removed. The existing building is approximately 17,776 square feet and is used for towable camper sales and service operations. Proponent states the existing sprinkler system has been in noncompliance for many years prior 2003 when the current owner purchased the building.

C 20221

(a) The code prohibits buildings and structures from exceeding the allowable height and area based on the occupancy classification and construction type. The request is to allow exterior canopies totaling approximately 600 square feet to be added to the existing building of approximately 17,776 square feet of non-separated Type IIB and VB construction putting the existing building in further noncompliance with the allowable area for Type VB construction . Existing building area will be subdivided into 3 separate areas by one existing 2-hour fire barrier and one proposed new 2-hour fire barrier. Four hour fire wall is required to separate the canopies from the existing building.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the June 4, 2020 meeting.

20-05-30

Project:0

Alpine Amish School,Connersville

NVR (NVR) The code permits where water is served in restaurants free of charge or where bottled water or bottled water coolers are provided in other occupancies free of charge, drinking fountains are not required. Proponent states bottled water will be provided in lieu of a water fountain.

C (b) The code requires lavatories to be provided 1 per 50 male/female. The request is to not provide any lavatories. Occupant load is 101 students. Proponent states, chemical hand sanitizer shall be provided at each privy as well as in the school building.

C 20230

(a) The code requires Group E occupancy to have at least 1 service sink the request is to not provide the service sink. Proponent states this is a small Amish school with no domestic water service. Installation of the service sink would require a pump system with a gasoline / diesel engine to power the pump.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the June 4, 2020 meeting.

20-05-31

Project:415301

Fall Creek Pavilion ,INDIANAPOLIS

C (c) The code requires walkways to be separated from the interior of the building by not less than 2-hour fire barriers. The request is to allow pedestrian walkways connecting the new building from the existing Champions and Blue Ribbon Pavilions to not be provided with 2-hour fire barriers at each end. Buildings are fully sprinklered. Automatic sprinkler protection will be extended into the pedestrian walkways. A row of sprinklers 6 feet on center will be provided at the ceiling level within the connectors at each end where connecting to each building.

C 20249

(a) The code prohibits building height and area from exceeding the limits that are allowed based on the type of construction and occupancy. The request is to allow the 1st floor (lower level) of the building to exceed allowable area for Type IIB Construction. Building area, if not considered unlimited area, is approximately 400% of that permitted. Total building sq. ft. is 154,104 sq. ft. on the lower level and 39,415 sq. ft. on the street level.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the June 4, 2020 meeting.

C (b) The code limits the travel distance for Group A occupancy to 250 feet in fully sprinklered buildings. The request is to allow egress travel distance to a maximum of 324 feet from the main assembly space. Proponent states the portion of the plan with travel distance exceeding 250 feet is approximately 5% of the total exhibit/assembly area. Building is fully sprinklered as required.

20-05-32

C

Project:0

Belle Grange Events, LLC,Mitchell

20278

A Chapter 34 analysis will be used to convert a 1-story, 5,150 sq. ft. barn, Type V-B construction, into a building used for event space. Chapter 34 is not permitted to be utilized for a conversion of a non-Class 1 structure building to an A occupancy. Four exits will be provided, two required. Decorative combustible materials will be fire retardant treated. Decorative lighting will be commercial grade, maximum travel distance to an exit is approximately 51 feet, code permits 200 feet, and opening width will accommodate 800 persons; calculated occupant load is 266. No open flames will be in the structure, structural evaluation included.

*****Dept. forwards the variance application to the Fire Prevention and Building Safety Commission (the Commission) for determination at the June 4, 2020 meeting.