



COMMISSION MEETING MINUTES

Indiana Fire Prevention and
Building Safety Commission
Government Center South
302 W. Washington Street
Indianapolis, Indiana 46204
Conference Center Room B

February 8, 2018

Pursuant to IC 22-12-2-6, the Indiana Fire Prevention and Building Safety Commission's regular monthly meeting was opened by Chairman Nicoson at 9:00 a.m. on February 8, 2018.

(a) Commissioners present at the Commission meeting:

Michael Corey
Greg Furnish
Kevin Goeden, representing the Commissioner, Department of Labor
Joseph Heinsman
David Henson
Todd Hite, representing the Commissioner, Department of Health
James Jordan
Robin Nicoson, Chairman
Scott Pannicke
Michael Popich
Jessica Scheurich, Vice-Chairman

(b) Commissioners not present at the Commission meeting:

(c) The following departmental staff were present during the meeting:

James Schmidt, Deputy Attorney General
Douglas Boyle, Director of Fire Prevention and Building Safety Commission
Craig Burgess, State Building Commissioner
Denise Fitzpatrick, Code Specialist
Blake Haley, Code Specialist
Beth Sutor, Secretary for the Commission

2. Roll call was conducted, and it was determined a quorum was present.

3. Minutes Approval

Chairman Nicoson called for approval or corrections of the minutes for the January 3, 2018, meeting. Commissioner Popich noted he had abstained from voting on 18-01-30, Mon Buddhist Vihara, Indianapolis, but the minutes did not reflect it. Commissioner Pannicke moved to approve with the correction. The second was made by Commissioner Jordan, voted upon and carried.

4. Administrative Announcements

Doug Boyle stated that, at the request of the Chairman, he had been looking into remote access telecommunication options for applicants. A meeting was to be held at a later date in February with a possible provider. Jonathan Whitham, IDHS General Counsel, also addressed the Commission. He noted there had been an increase in local ordinances filed in the last six plus months, and the Commission's program for review and approval for ordinance applications had been posted on the web page along with approved ordinances. To reduce the effects of an increasingly lengthy agenda on those who file independently, he announced that starting in March, applicants from outside Marion County and the surrounding "doughnut" counties will be heard at the beginning of the variances. And also in March, in an effort to shorten the length of the day, a proposed five minute time limit will be imposed on the introduction of the variances by the proponents, with further discussion if needed.

5. Rulemaking Updates

The Elevator Code Committee will gather at the end of February for its initial meeting. Information will be posted as soon as time and place are determined. Doug Boyle had called ICC to determine when the second printing of the Residential Code would be available. They stated it would be available in late March at the earliest. Commissioner Pannicke asked about a rulemaking moratorium. James Schmidt, Deputy Attorney General, led a discussion of the effect of the Governor's moratorium on the Commission's adoption of newer versions of existing rules, including the procedure for filing for exceptions.

6. Non- Rule Policy Update

Doug Boyle introduced the Non-Rule Policy for Visible Alarms in I-3 Occupancies, drafted by Commissioner Pannicke. Commissioner Popich stated his only concern was that they may be making code changes through a non-rule policy, with James Schmidt noting that was something you cannot do. Commissioner Pannicke explained that it had been written in response to a variance from a couple of months ago dealing with alarms in a prison dayroom. He noted that without the intended clarification, every jail in Indiana would be in violation and written up by the inspectors. Mr. Schmidt asked if it were a clarification of the existing code. Jeff Dean, City of Indianapolis, addressed the Commission, stating he thought it was a substantive change of code, and if it was to be an approved change of code, it should follow the established process for

change. Randy Gulley, Wayne Twp. Fire Department, felt that dayrooms are common use areas for inmates, and that they needed to be provided with horns and strobes, and to remove them would set a bad precedent. Christina Collester, RTM Consultants, explained that she felt it was a design issue, and that plan reviewers weren't capable of determining if it had been properly designed and submitted, that they only saw the end result of months of meetings and discussion among designers and owners. Following discussion, Commissioner Scheurich moved to table, with the second by Commissioner Jordan. It was voted upon and carried.

7. Third Party

Kevin Troy, Fire and Building Code Enforcement, introduced the application for third party certification of NTA, Inc., 305 N. Oakland Ave. P.O. Box 480 Nappanee, IN 46550, and recommended its approval. Commissioner Jordan moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried.

8. Commission action on Non-Final Orders of Dismissal

- a. Town of Chesterton Ordinance No. 2017-12
Cause No. DHS-1743-FPBSC-026
- b. Posey County Jail
Cause No. DHA-1742-FPBSC-025

Commissioner Popich moved to affirm the Non-Final Orders, with the second by Commissioner Corey. It was voted upon and carried.

9. Review of Local Ordinances

Ordinance No. 4461
Revised Michigan City, Indiana, Carbon Monoxide Detectors Ordinance

Fire Marshal Kyle Kazmierczak, Michigan City Fire Department, spoke as proponent. He had submitted a signed copy of the revised ordinance which had made the changes recommended by members of the Commission. Following a brief discussion, Commissioner Henson moved to approve, with the second by Commissioner Popich. It was voted upon and carried.

Ordinance No. 77-17
St. Joseph County, Indiana Carbon Monoxide Detectors Ordinance

The proponent, Fire Marshal Dave Cheronne, Clay Fire Territory, spoke as proponent. He noted that no changes had been made to the original filing. He stated that, following their risk

assessment, nothing was changed in the ordinance because the people who need protecting had not changed. Following discussion of the language within the ordinance which conflicted with code, Commissioner Scheurich moved to deny, with the second by Commissioner Pannicke. It was voted upon and carried.

10. Variances

a. Tabled

17-11-59 Removal of Fire Drop Doors, Shelbyville

Tim Callas, J&T Consulting, asked that the application be tabled. Commissioner Pannicke moved to table, with the second by Commissioner Corey. It was voted upon and carried.

17-12-01 Menards Expansion, Avon

Rodney Weekin, Menards, spoke as proponent. A sprinklered building for the storage of lumber is to be built in the existing lumber yard. The request is to omit the fire access road and the rear access door due to a storm water pond and lack of usable area for the road. The local fire officials have stated they would position their equipment within the lumber yard to respond to the building and not from the access road. Commissioner Furnish moved to approve (a) and (b), with the second by Commissioner Pannicke. It was voted upon and carried. Commissioner Hite abstained.

17-12-02 Menards Expansion, Lafayette

The application was identical to the Menards Avon request. Commissioner Furnish moved to approve both (a) and (b), with the second by Commissioner Pannicke. It was voted upon and carried. Commissioner Hite abstained.

17-12-37(a)(b) Marian Hills Farm, Ft. Wayne

The proponent had requested the variance be tabled. Commissioner Furnish moved to table, with the second by Commissioner Corey. It was voted upon and carried.

17-12-56 Berne Crossing, Berne

The proponent had requested the application be tabled. Commissioner Furnish moved to table, with the second by Commissioner Henson. It was voted upon and carried.

18-01-06(a) Tip A Canoe Brews Inc, Rochester

Melissa Tupper, RTM Consultants, advised the Commission that the proponent wished to withdraw the application.

18-01-09 4 Blast Furnace, Gary

The application was incomplete and ineligible to be heard. Commissioner Henson moved to table, with the second by Commissioner Scheurich. It was voted upon and carried. Commissioner Corey abstained.

18-01-14 Moose Lake Craft Village, LaOtto

Tim Callas, J&T Consulting, requested the application be tabled. Commissioner Jordan moved to table with the second by Commissioner Corey. It was voted upon and carried.

18-01-39 Social Cantina, Bloomington

Melissa Tupper, RTM Consultants, spoke as proponent. Also present was Tim Clapp, Bloomington Fire Department. An existing restaurant, on the first floor of the mixed-use building, is undergoing a renovation which will result in an increased occupant load. The request is to allow the restaurant to be separated from the existing second floor apartments by a 1-hour fire barrier in lieu of a 2-hour fire barrier, and to omit the A-2 occupancy separation from the neighboring M occupancy. The restaurant will be extending into the M occupancy in the near future. An NFPA 13 sprinkler system will be installed in the basement and the restaurant, and will be extended into the M occupancy when it is taken over by the owner of the restaurant. The proponent has been working with the local fire department, and they have agreed that the room containing air handlers for the building must have a 2-hour rating, or dampers are to be provided at the floor/ceiling level. Following discussion, Commissioner Pannicke moved to approve with the conditions that vertical separations between occupancies are 1-hour. The existing ductwork does not require dampers if space is occupied within one year. The second floor air-handler room must have either the dampers or rating to maintain the 2-hour separation. Commissioner Henson made the second. It was voted upon and carried.

18-01-49(a)(b) Sugar Creek Silos, Greenfield

Crystal Kent, architect, spoke as proponent. A barn is being converted to an event facility. Randy Gulley, Wayne Twp. Fire Department, advised the Commission that the local fire official, Chief Tyre, had recommended approval on variance (b). Commissioner Corey moved to approve, with the second by Commissioner Heinsman. It was voted upon and carried. Variance (a) was to allow the use of restroom trailers for events for the next two years until

the owner was able to install a septic system. Commissioner Hite, during discussion, had asked the proponent a question concerning the sink in the barn and its drain system which Ms. Kent was unable to answer. She asked if the application could be tabled until later in the meeting so that she could get the answer for him. Commissioner Scheurich moved to table until later in the meeting, with the second by Commissioner Hite. It was voted upon and carried.

(b) New

Chairman Nicoson asked for any variances to be called out for individual consideration or any abstentions. Commissioner Heinsman will abstain from voting on 18-02-01(a)(b) 16 & New Jersey Condos, Indianapolis, 18-02-05 Perry Meridian Middle School & 5th Grade Academy Addition and Renovations, Indianapolis, 18-02-06 Brownsburg HS 2017 Renovation and Addition, Brownsburg, 18-02-07(a)(b) Brownsburg Mixed Use Development, Brownsburg, and 18-02-51(a)(b) Annex 41, Terre Haute. Commissioner Corey will abstain from voting on 18-02-07(a)(b) Brownsburg Mixed Use Development, Brownsburg, and 18-02-51(a)(b) Annex 41, Terre Haute. Commissioner Scheurich moved to approve all A and B variances, with the second by Commissioner Corey. It was voted upon and carried. Denise Fitzpatrick advised the Commission that 18-02-29 Hendicks County Bank new Corporate Offices, Brownsburg, should have been included in the block vote. The maker and second of the vote agreed with including 18-02-29 as part of the block vote.

The following variances were approved as submitted:

- 18-02-01(a)(b) 16 & New Jersey Condos, Indianapolis
- 18-02-04 IU Health Tipton Hospital Pharmacy Renovation, Tipton
- 18-02-05 Perry Meridian Middle School & 5th Grade Academy Addition and Renovations, Indianapolis
- 18-02-06 Brownsburg HS 2017 Renovation and Addition, Brownsburg
- 18-02-07(a)(b) Brownsburg Mixed Use Development, Brownsburg
- 18-02-08 Autumn Trace of Jennings County, North Vernon
- 18-02-09 Woodspring Suites, Whitestown
- 18-02-10 south Bend Holiday Inn Express, South Bend
- 18-02-11 Blackhawk Christian School South Campus Addition, Ft. Wayne
- 18-02-12(a)(b)(c)(d) USI Arena and Kinesiology, Evansville
- 18-02-13 Holiday Inn Express, Portage
- 18-02-14 ELSA Training Center, Edgewood
- 18-02-15 Purdue Ft. Wayne Music Technology Center, Ft. Wayne
- 18-02-44 Superior Lofts, Ft. Wayne
- 18-02-47 UND Family Hall, Notre Dame
- 18-02-51(a)(b) Annex 41, Terre Haute
- 18-02-54 Cancer Treatment Center, Munster

Breaking and reconvening: Chairman Nicoson recessed the Commission at 10:19 am. It was called back to order at 10:31 am.

C/D/NVR

A request had been made by Shelly Wakefield to allow variance 18-02-62 to be moved forward on the agenda due to a scheduling conflict. The Chairman allowed the request.

18-02-62 Bohunsky Service Garage, Indianapolis

Shelly Wakefield, Jacobi Toombs and Lanz, spoke as a third-party reviewer for the City of Indianapolis. Also speaking as proponent was Samuel Hurt, The Engineering Collaborative. A bar was being converted to a small repair garage. There are no drains in the repair bays, and the design release was granted based on the clean-up procedures outlined by the owner using absorbent material and mechanical removal. No oil interceptor was to be installed. The City of Indianapolis, during their review, felt they needed to comply with new construction requirements which include an oil interceptor for the mop sink drain. Following discussion, Commissioner Pannicke moved no variance required with the second by Commissioner Henson. Following further discussion, it was decided to change the motion to approval of the variance with the condition that no floor drains were to be installed. Commissioner Henson agreed to the change and condition. It was voted upon and carried.

18-02-02 Holmes Complete Tree Care & Trash Removal, Greenfield

Joshua Holmes, owner, spoke as proponent. The request was to allow a pole barn to be used by the 6 employees to clock in and clock out. Their jobs are performed off-site, so time spent in the building is minimal, and the public does not access the building. The owner explained that the variance is required so he may file for a State CDR. The CDR is a requirement for a change of use permit from Hancock County so that he may file for an annual occupancy permit, thereby satisfying a requirement for a previously granted county variance. Following discussion, Commissioner Pannicke moved to approve, with the second by Commissioner Furnish. It was voted upon and carried.

18-02-03 White Rose Event Center, Decatur

Gregory and Barbara Fleming, owners, spoke as proponents. The request was to omit the sprinkler system in the brick and steel, turn-of-the-century warehouse being converted to an event center. The use will be seasonal, having no HVAC. The building has an occupant load of 289, and the existing mezzanine will not be used by the public. The facility's water is from a well, and the nearest public water is in Decatur, 4 miles away. Following discussion, Commissioner Pannicke moved to approve with the conditions that the mezzanine is not to be used by the public, the occupancy is to be posted at less than 300 persons, and a shunt trip is to be provided for the sound system. Commissioner Furnish made the second. It was voted upon and carried.

18-02-16 St. Michael Catholic Church, Greenfield

Tim Callas, J&T Consulting, spoke as proponent. Also present was Brian Lott, Greenfield Fire Department. The existing church will undergo an addition for a new circulation space, accessible restrooms and support areas. No additional occupant load is calculated for this expansion. While the fire area is under 12,000 square feet, the occupant load of 419 plus new construction require a sprinkler system or 2-hour fire barrier separation between sanctuary and new circulation space. The request is to omit both. A monitored fire alarm and smoke alarm system will be provided throughout existing and new floor areas. Following discussion, Commissioner Corey moved to approve, with the second by Commissioner Henson. It was voted upon and carried. Commissioner Heinsman abstained.

18-02-17 Beach Tiki Bar and Grill, Greensburg

The proponent had requested the application be tabled. Commissioner Scheurich moved to table, with the second by Commissioner Popich. It was voted upon and carried.

18-02-18 HIS Storage Shed, Indianapolis

Steve Ahlersmeyer, owner, spoke as proponent. The request was to allow construction of a storage shed which is more than 400 feet from a fire hydrant. The shed it to be used to cover materials which are currently stored outside. The shed will be three walls on a gravel pad and will protect concrete formwork and formwork hardware. To provide water and a hydrant, they would have to extend the water main 800 feet, going under Kentucky Avenue. Margie Bovard, Indianapolis Fire Department, also spoke, requesting the hydrant. Following discussion which included property owners being made to provide infrastructure for the City of Indianapolis, Commissioner Heinsman moved to approve with the condition that combustible materials be allowed. Commissioner Henson made the second. It was voted upon and carried with a vote of 6 to 5.

18-02-19 Tropicana Evansville Casino, Evansville

The proponent had requested the application be tabled. Commissioner Scheurich moved to table, with the second by Commissioner Popich. It was voted upon and carried.

18-02-20 The Mill at Ironworks Plaza, Mishawaka

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. The request was to allow an open snow chute/shaft for snow from of the 5th tier. It will be open at the first floor for removing the snow from the shaft. Code requires fire rated shafts to have protected openings. The building is

sprinklered. Following discussion, Commissioner Corey moved to approve, with the second by Commissioner Popich. It was voted upon and carried.

A request by Jim Murua, Ft. Wayne Fire Department, to hear variances 18-02-57 Clyde Theater Renovation, Ft. Wayne, 18-02-59 Fire Hose Removal, Ft. Wayne, and 18-02-61 Salomon Farm Learning Center Addition, Ft. Wayne, at this time, allowing him to respond to a call to return to Ft. Wayne. The Chairman agreed to the request.

18-02-57 Clyde Theater Renovation, Ft. Wayne

Melissa Tupper, RTM Consultants, spoke as proponent. The request was to allow the fire detection, alarm and sprinklers to be maintained in event mode only during performances which use smoke or fog machines, and only in the area in which the performance is occurring. The fire alarm panel will be monitored during this time, and an operating rise heat detection system will also be provided in the stage area. Jim Murua, Ft. Wayne Fire Department, asked that a fire watch be posted during pyrotechnic and/or flame events. Following discussion, Commissioner Popich moved to approve, with the second by Commissioner Furnish. It was voted upon and carried.

18-02-59 Fire Hose Removal, Ft. Wayne

No proponent was present. The request had been to remove the hoses from the building. Jim Murua, Ft. Wayne Fire Department, asked that they keep the standpipes. Following discussion, Commissioner Scheurich moved to approve with the condition the standpipes be maintained. Commissioner Popich made the second. It was voted upon and carried.

18-02-61 Saloman Farm Learning Center Addition, Ft. Wayne

No proponent was present. The request was to omit sprinklers. Jim Murua, Ft. Wayne Fire Department, stated both he and the local building official were in opposition to the variance and wanted the building sprinklered. Commissioner Pannicke moved to table until later in the meeting to allow the proponent to be present. Commissioner Popich made the second. It was voted upon and carried.

18-02-21(a)(b)(c) Westfield Middle School Additions and Renovations, Westfield

Dave Cook, Ralph Gerdes Consultants, spoke as proponent. Variances (a) and (c) had been eligible for inclusion in the block vote. Commissioner Furnish moved to approve (a) and (c), with the second by Commissioner Pannicke. It was voted upon and carried. Variance (b) was a variance on a variance to allow a new addition which would put the building into further noncompliance. The

addition and existing building are both protected by an NFPA 13 system. Following discussion, Commissioner Corey moved to approve, with the second by Commissioner Henson. It was voted upon and carried. Commissioners Heinsman abstained.

18-02-22 Hoyt, Indianapolis

Christina Collester, RTM Consultants, spoke as proponent. Amanda Faux-Smith, Two Chicks and a Hammer, was also present. The request was to allow the use of an NFPA 13D, 2010 edition, sprinkler system in a home which is less than 3 feet from the property line. This is needed to allow the installation of two windows in the ground floor bedroom. The local officials are wanting the sprinkler system inspected by a third party. The installers of the sprinkler system will provide a third party inspector with NICET 3 certification. Commissioner Pannicke moved to approve with the condition that the sprinkler system is to have third party inspections. Commissioner Corey made the second. It was voted upon and carried.

18-02-23 130 East Washington Street Rooftop Deck, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The request was to allow a platform lift to have a vertical travel distance of 16'6", in lieu of the 14' allowed by code, to connect the 12th floor with the rooftop deck. The lift will be fully enclosed. Following discussion, Commissioner Corey moved to approve, with the second by Commissioner Jordan. It was voted upon and carried. Commissioner Pannicke abstained.

18-02-24 Harley-Davidson of Indianapolis, Fishers

Christina Collester, RTM Consultants, spoke as proponent. The business has a display area on the roof deck. It allows for more than 50 occupants, and has 2 means of egress. The rooftop doors of the sprinklered building do not swing in the direction of travel. The proponent advised that the local official suggested they limit the occupant load to a maximum of 50. Following discussion, Commissioner Pannicke moved to approve with the second by Commissioner Heinsman. It was voted upon and carried.

18-02-25(a)(b)(c)(d)(e)(f)(g)(h) Ford Building Renovation, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. Variances (a)(b)(e)(f) and (g) had been eligible for the block vote. Commissioner Scheurich moved to approve these variances, with the second by Commissioner Popich. It was voted upon and carried. Variance (c) was a request to allow the fire wall separating the Type I-B portion of the building from the III-B portion to terminate just above the level of the lower roof surface. Windows within the fifteen foot band above the lower roof will be sprinklered. Following discussion, Commissioner Corey moved to approve with the

condition that the windows in the 15 foot band be sprinklered. Commissioner Furnish made the second. It was voted upon and carried. Commissioners Pannicke and Heinsman abstained. Variance (d) was to allow the basement of concrete construction to be omitted and still be considered a fully sprinklered building. The basement will be unoccupied and used onto to perform maintenance on piping. The doors will be locked with signage reading "Fire Dept. Personnel Only". Margie Bovard, Indianapolis Fire Department, advised the Commission that there was paperwork which must be filed with the department to allow this. Following discussion, Commissioner Corey moved to approve with the condition that the forms be properly filed. Commissioner Scheurich made the second. It was voted upon and carried. Variance (h) was to allow the existing sprinkler system to be shut off as soon as combustible contents had been removed. The system will be made operational when the renovation is completed. Margie Bovard, Indianapolis Fire Department, advised the Commission there was a form to be filed for this as well. Commissioner Corey moved to approve with the condition that the form be properly filed. Commissioner Scheurich made the second. It was voted upon and carried.

18-02-26 New Cabins for Springhill Camps, Seymour

Melissa Tupper, RTM Consultants, spoke as proponent. Eight 840 square foot cabins with an occupancy of 16 per cabin will be constructed for seasonal use from April through October. Maximum travel distance is 35 feet. There will be no cooking, no plumbing, and each will have two exits directly to the exterior. Following discussion, Commissioner Jordan moved to approve with the condition that no crawl space is to be provided. Commissioner Corey made the second. It was voted upon and carried.

18-02-27 North Adams BP3 HS & MS Interior Renovations, Decatur

Ed Rensink, RTM Consultants, spoke as proponent. The request was to omit sprinklers in the utility tunnels in the lower levels of the building. The existing school and additions are sprinklered throughout. The unoccupied tunnels are separated from the rest of the building with concrete construction. Following discussion, Commissioner Pannicke moved to approve, with the second by Commissioner Henson. It was voted upon and carried. Commissioner Heinsman abstained.

18-02-28(a)(b)(c) Valparaiso High School Natatorium Addition, Valparaiso

Ed Rensink, RTM Consultants, spoke as proponent. Variances (a) and (b) had been eligible for the block vote. Commissioner Furnish moved to approve, with the second by Commissioner Corey. It was voted upon and carried. Variance (c) was allow a maximum travel distance of 278 from the public areas and 368 feet from the upper level mechanical room. The building is of Type IIB construction, with a sprinkler system throughout except over the pool. A 2-hour fire barrier will be used to create a horizontal exit for the existing building. Following discussion, Commissioner Pannicke moved to approve, with the second by Commissioner Jordan. It was voted upon and carried. Commissioner Heinsman abstained.

Breaking and reconvening: Chairman Nicoson recessed the Commission at 12:04 noon. It was called back to order at 1:05 pm.

18-02-30 Birds Nest Café, Nashville

Melissa Tupper, RTM Consultants, spoke as proponent. The existing café is increasing their occupant load from 12 to 30 persons. This would require 2 accessible restrooms, but the café has only one restroom. A restroom in an adjacent building, also leased by the same person that leased the café, would be used to satisfy the fixture requirement. The local building official and health department are not opposed to the variance. Following discussion, Commissioner Jordan moved to approve with the ADA warning on the letter. Commissioner Scheurich made the second. It was voted upon and carried.

18-02-31 Cake Bake Shop, Carmel

Ed Rensink, RTM Consultants, spoke as proponent. The restaurant on the second floor of the building will be expanding onto the roof of the existing parking garage. The request is to allow the concrete roof of the garage, with a 1.5-hour rating, to serve as the separation between different construction types in lieu of the 3-hour horizontal separation. The existing building, restaurant expansion and parking garage are all sprinklered. Following discussion, Commissioner Pannicke moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

18-02-32 Trinitas Office Renovation, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. Also presenting was Pat Richard, project manager. The request was to allow the installation of a non-accessible shower on the second floor during a remodel of the two-story building. The shower is for employees only, and the building is not served by an elevator. The proponent stated that if a person using a wheelchair is hired, an accessible shower will be installed on the first floor. Following discussion, Commissioner Scheurich moved to approve with the ADA warning included on the letter. Commissioner Corey made the second. It was voted upon and carried.

18-02-33(a)(b) Nativity Catholic Church Addition and Renovation, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. Variance (a) was to omit the installation of a fire hydrant. The nearest source of public water capable of supplying a hydrant is 3,000 feet away, and would cost over \$420,000 for a private hydrant. A monitored fire alarm system and smoke detection will be installed in the addition and the existing mechanical room, storage room and sacristy. Two additional exits will be added. Following discussion, Commissioner Pannicke moved

to approve, with the second by Commissioner Furnish. It was voted upon and carried. Variance (b) was to omit the sprinkler system required by code. Three additional exterior exits will be added from the narthex addition, with a travel distance of 80 feet. Following discussion, Commissioner Pannicke moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

18-02-34 Indiana Humanities Facility Upgrade, Indianapolis

Carrie Ballinger, RTM Consultants, spoke as proponent. Chris Harris, City of Indianapolis, also spoke. An existing kitchen, per the proponent, had a like-for-like replacement of a bottom-hinged stove/oven and countertop and cabinet adjacent to the oven. A new accessible work surface was added on a separate wall in the kitchen to improve accessibility in the space. It was noted during final inspection that the counter next to the oven was not at a compliant height. Mr. Harris called it out as non-compliant, noting that the kitchen had been stripped down to the studs for the renovation. The proponent states it was just as it had been and did not need to comply with current codes. Following discussion, Commissioner Jordan moved to approve, with the second by Commissioner Heinsman. It was voted upon and carried by a vote of 6 to 4.

18-02-35(a)(b)(c)(d) Indiana University Bicentennial Carillon, Bloomington

Ed Rensink, RTM Consultants, spoke as proponent. Also speaking was Tim Clapp, Bloomington Fire Department. The bell tower is considered a U occupancy, Class 1 structure. In preparation for the 100 year anniversary, new bells are being added during the renovation. Variance (a) was to allow the spiral stair leading to the playing cabin to have the first landing at 60 feet above grade, with landings at 18 foot intervals thereafter. The carillon is used four times per year, and meets the exception for a means of egress from a technical production area, such as a stage. Following discussion, Commissioner Heinsman moved to approve with the second by Commissioner Popich. It was voted upon and carried. Variance (b) was to allow a single means of egress. There is one occupant, four times per year, plus maintenance as needed. The public is not allowed inside the structure. Commissioner Heinsman moved to approve, with the second by Commissioner Corey. It was voted upon and carried. Variance (c) was to allow the height of the structure to exceed that allowed in Group U occupancy of Type II-B construction. It is steel and limestone construction and entirely noncombustible. Commissioner Henson moved to approve, with the second by Commissioner Furnish. It was voted upon and carried. Variance (d) was to allow the door providing access to and from the upper levels of the tower to open onto 2 risers 9 inches high in lieu of a level landing at grade. Tim Clapp, Bloomington Fire Department, did not object to the variances. Commissioner Henson moved to approve, with the second by Commissioner Furnish. It was voted upon and carried.

18-02-36 Riley Park Pool Renovation, Greenfield

Melissa Tupper, RTM Consultants, spoke as proponent. The request was to allow the fixture count remain at the current level following the expansion of the pool. No increase in occupant load is

expected, and the current occupant load of 560 will be posted. Following discussion, Commissioner Scheurich moved to approve with the occupant load posted at 560. Commissioner Henson made the second. It was voted upon and carried.

18-02-37(a)(b)(c) World of Beer Bar + Kitchen, Indianapolis

Jason Burk, Halstead Architects, spoke as proponent. Doug Bruce, City of Indianapolis, also spoke. In variance (a), an existing stairway does not comply with current width, tread and riser dimensions, and headroom at the top and bottom risers. The stair is not a required egress stair, but serves as a convenient back-of-house access for the kitchen and staff to move between the basement kitchen and storage areas to the dining areas on the first floor. The stair is located between load-bearing masonry walls and replacement would greatly impact the corridor around it. Following discussion, Commissioner Scheurich moved to approve with the condition that the existing stair be posted as an emergency exit only, and a low head clearance notice was to be posted. Commissioner Corey made the second. It was voted upon and carried. Variance (b) was a request to allow the storefront entrance threshold of the historic façade to be tapered to reduce the trip hazard. A second exit will be modified to comply with accessibility requirements. Following discussion, Commissioner Pannicke moved to approve with the condition that the tapered threshold be colored to help reduce the trip hazard. Commissioner Corey made the second. It was voted upon and carried. Variance (c) was to allow a finished ceiling height of 6'8" in the existing basement due to bulkheads and duct work. Following discussion, Commissioner Pannicke moved to approve, with the second by Commissioner Henson. It was voted upon and carried.

18-02-38 North Harrison MS Physical Education Addition, Ramsey

Ed Rensink, RTM Consultants, spoke as proponent. The request is to allow the light hazard sprinkler system to serve both the existing physical education area and the addition. The existing sprinkler system, which has two separate risers, will provide the required flow and pressure to the most remote point of the addition and comply with hydraulic demand requirements. Following discussion, Commissioner Pannicke moved to approve, with the second by Commissioner Popich. It was voted upon and carried.

Breaking and reconvening: Chairman Nicoson recessed the Commission at 2:33 pm. It was called back to order at 2:48 pm.

18-02-39 Reception Hall for Harrison Wedding Barn, Jamestown

Carrie Ballinger, RTM Consultants, spoke as proponent, accompanied by Gordon Clark, architect. The existing event hall felt they needed a space for the reception instead of moving the guests

while they set up tables and chairs. The request was to allow an addition of 6,480 square feet to an existing A-2 building, separated by a 2-hour fire wall. A fire alarm system and smoke detection system tied to the fire alarm will be provided. A shunt trip will also be installed to shut off any sound equipment at alarm activation. Maximum travel distance is 50 feet to the 5 exits, 4 of which are a direct exit to the exterior. Following discussion, Commissioner Heinsman moved to approve with the condition that if both buildings are scheduled for use at the same time, they must be for the same group of people, and the combined occupancy must not exceed 266. Commissioner Popich made the second. It was voted upon and carried.

18-02-40(a)(b)(c)(d) Grain Processing Corporation Maltrin Expansion, Washington

Ed Rensink, RTM Consultants, spoke as proponent. The facility is a wet corn milling process which converts liquid slurry to a syrup before further processing in another building. The request in (a) is to allow the addition of a new enclosure without separation from the existing enclosures. The addition will put the type II-B building over allowable area and height. The control room has the only occupant for the area, and infrequently, 1 or 2 additional runners will assist. Variance (b) is to allow unprotected floor openings in the 3-story structure. The proponent explained that to provide rated floor enclosures is not feasible due to the number of openings created by process equipment. Variance (c) is a request to omit sprinklers. A variance had previously been granted in 1997 for the existing structure to omit sprinklers. Variance (d) is to allow Class III standpipes to be omitted. Code requires standpipes when a floor level is located more than 30 feet above grade, and the floor level is located at 47 feet above grade. Following discussion, Commissioner Pannicke moved to approve all four variances, with the second by Commissioner Corey. It was voted upon and carried.

18-02-41(a)(b)(c)(d)(e) Grain Processing Corporation 306-307 Maltrin Exp, Washington

Ed Rensink, RTM Consultants, spoke as proponent. The facility is 7 stories tall, with solid floors replacing grates used in the original building design. It houses a spray-dry and packaging process, with a closed system of gravity conveyors to prepare and package the finished product. The request in (a) is to allow a single 1-hour enclosed stair from the upper equipment levels. Except for infrequent monitoring or maintenance, the upper levels are not occupied. An explosion venting and suppression system is included in areas of dust hazard. Variance (b) is to omit sprinklers in the enclosure which houses a spray-dry and packaging process in a closed system of gravity conveyors. The 2 employees assigned to the area will be protected by a 2-hour separation from the warehouse where finished product is stored. Variance (c) is to allow the F-1, Type II-B construction structure to exceed the allowable area and height. Variance (d) is to allow unprotected floor openings in the 7-story building. The number of openings created by the process equipment placement makes it impractical. Variance (e) is a request to be allowed to not comply with the high rise design requirements. The upper levels will be infrequently occupied by employees, an enclosed exit stair from the upper levels will be provided, and a standpipe will be provided. Following discussion, Commissioner Heinsman moved to approve variances a through e, with the second by Commissioner Corey. It was voted upon and carried.

18-02-42 Sandwich Shop Cosmopolitan on the Canal, Indianapolis

Tim Callas, J&T Consulting, spoke as proponent. A small conveyor pizza oven has a Type II hood which vents 29" from the building air intake. This has been an existing situation for several years. It is used for small, frozen pizzas, and does not produce grease-laden vapors. The building is sprinklered with an NFPA 13 system. Following discussion, Commissioner Heinsman moved to approve, with the second by Commissioner Corey. It was voted upon and carried.

18-02-43(a)(b)(c)(d) Regenstrief Institute Inc. Headquarters, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. Variance (a) was to allow the sidewall grab bars in the fitness toilet room to extend 52" from the rear wall instead of the compliant 54". The proponent stated they had already been installed in the employees-only restroom. With the condition the ADA warning statement be included, Commissioner Jordan moved to approve, with the second by Commissioner Corey. It was voted upon and carried. Commissioners Popich and Heinsman abstained. Variance (b) was to omit the maneuvering clearance requirement, as the proponent felt this did not apply to stair doors on an accessible route. Chris Harris, City of Indianapolis, felt that it did fall under the accessibility requirements of the building. Following discussion, Commissioner Hanson moved to approve, with the second by Commissioner Pannicke. Commissioner Hanson was asked if he did not mean no variance required, and changed his motion to no variance required. It was voted upon and carried with one nay. Commissioners Popich and Heinsman abstained. Variance (c) was to omit the raised character and Braille exit signs b the door leading to the outside from the enclosed stair. He feels the door leading to the outside from the enclosed stair is an exit discharge, and that the citation was written in error. Following discussion, Commissioner Pannicke moved no variance required, with the second by Commissioner Henson. It was voted upon and carried. Commissioners Heinsman and Popich abstained. Variance (d) was a request to allow a 6" roof drain to penetrate a stair enclosure above the ceiling on the 3rd floor, and exiting through the slab on grade and not within the rated enclosure itself. It will be fire caulked. Following discussion, Commissioner Henson moved to approve, with the second by Commissioner Corey. It was voted upon and carried. Commissioners Heinsman and Popich abstained.

18-02-45(a)(b)(c) Stadium Facility for Tabernacle Presbyterian, Indianapolis

Carrie Ballinger, RTM Consultants, spoke as proponent. Chris Harris, City of Indianapolis, also spoke. The proponent requested that variance (b) was to be heard first. Variance (b) was a request to allow the guard around the roof hatch opening, located 9'6" from the western edge of the roof, be omitted. There is a parapet on this side of the roof constructed at 39 ¾" and 40¼" above the roof, with the east parapet 37½" above the roof due to tapered insulation. Code requires 42". Compliant guards are provided at the access side of the roof hatch. Following discussion, Commissioner Scheurich moved to approve with the second by Commissioner Jordan. It was voted upon and carried. Variance (a) was a request to allow the concession and ticket counters had been installed at a height of 37", making them exceed the 36" maximum allowed by code for accessibility. The request was to allow them to exceed the height allowed by code, noting

construction was complete and it would be a cost hardship for the church to correct it. Following discussion, Commissioner Scheurich moved to deny, with the second by Commissioner Jordan. It was voted upon and carried with one nay. Variance (c) was to allow the handrails and landing to remain as constructed. The exterior ramp does not have a landing on both sides of the gate, and the handrails are not continuous nor do they extend beyond the top and bottom of the ramp runs. Compliance would increase the slope of the ramps, making them steeper than permitted, and the handrail extensions would obstruct the landings and walkways for the ramps. The gate, open during use of the facility, would also interfere with the continuous handrails and extensions between ramp runs. Following discussion, Commissioner Pannicke moved to deny, with the second by Commissioner Corey. It was voted upon and carried with one nay.

18-02-46 Annex 41, Terre Haute

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. A new 4-story apartment building is required to have appropriate clear floor space for showers in each apartment. The plumbing contractor had relocated the shower head and controls during construction, making the clear space non-compliant. The showers in the first and second floor apartments had been corrected, and the contractor has agreed to pay to correct showers on the third and fourth floors as they are needed. Following discussion, Commissioner Scheurich moved to approve, with the second by Commissioner Corey. It was voted upon and carried with a vote of 7 to 3. Commissioner Heinsman abstained.

18-02-48(a)(b) UND - Rolfs Basketball Practice Facility, Notre Dame

Christina Collester, RTM Consultants, spoke as proponent. An existing building is being converted to solely a basketball practice facility. The request in variance (a) was to allow the sprinklers to be omitted in the fenestration/skylight above entry lobby 201. The lobby ceiling on either side of the skylight will be provided with extended coverage sprinklers. No furnishings or combustible items will be in this area. Following discussion, Commissioner Scheurich moved to approve, with the second by Commissioner Henson. It was voted upon and carried. Variance (b) was to omit the sprinklers in vestibule 2H1A. The existing vestibule is used as a weather break, with no combustible materials kept in the 120 square foot area. Following discussion, Commissioner Scheurich moved to approve, with the second by Commissioner Henson. It was voted upon and carried.

18-02-49(a)(b)(c) Adams Central Community Schools, Monroe

Melissa Tupper, RTM Consultants, spoke as proponent. The request in variance (a) was to allow a temporary wall to be constructed to reduce the dead end corridor from 59' to 28' created during construction by the closing of an existing exterior exit during Phase 2. The request is for March 1, 2018 through January 31, 2019. Following discussion, Commissioner Pannicke moved to approve, with the second by Commissioner Furnish. It was voted upon and carried. Variance (b) was to allow the use of a 2-hour fire barrier in lieu of a 4-hour structurally independent fire wall to

separate classroom and gymnasium additions. The additions will be protected throughout with an NFPA 13 sprinkler system, and will be structurally independent of the existing building. Following discussion, Commissioner Jordan moved to approve, with the second by Commissioner Corey. It was voted upon and carried. Variance (c) was to allow the corridors within the renovated areas to be non-rated. The renovated areas and adjoining corridors will be sprinklered with an NFPA 13 system. Following discussion, Commissioner Pannicke moved to approve, with the second by Commissioner Heinsman. It was voted upon and carried.

18-02-50(a)(b) The White Barn Venue, Madison

Carrie Ballinger, RTM Consultants, spoke as proponent. The request in variance (a) was to allow the use of Chapter 34 to convert a 1-story Type V-B construction barn into a building used for an event space. The Chapter 34 analysis had been done and had passed. Following discussion, Commissioner Pannicke moved to approve, with the second by Commissioner Heinsman. It was voted upon and carried. Variance (b) was to allow the use of portable restroom trailers for one year to comply with the fixture count. Permanent restrooms will be added within a year. Following discussion, Commissioner Pannicke moved to approve with the condition that the variance was valid until February 8, 2019. Commissioner Hite made the second. It was voted upon and carried.

18-02-52(a)(b)(c)(d)(e)(f)(g)(h)(i)(j) The Exchange, Indianapolis

Tim Callas, J&T Consulting, spoke as proponent. Fred Roberts, designer, also addressed the Commission. The office building, listed on the Historic Register, is being remodeled to have a restaurant on the first floor and basement. Accessible restrooms have been installed on both floors. Variance (a) is to allow the existing exterior stair first floor Mass Ave. landing to remain at 3'7½" and the existing basement floor landing on New York Street to remain at 40"x41". Code requires a minimum of 44". He noted that all stairs are of exterior concrete construction. Following discussion, Commissioner Pannicke moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried. Variance (b) is a request to allow the single leaves of the double doors which lead to the basement to have a clear opening area of 2 feet at the front entrance and 30" from the first floor door facing Mass Ave. This, per the proponent, is an existing condition, and the doors are not being replaced. Following discussion, Commissioner Scheurich moved to approve, with the second by Commissioner Pannicke. It was voted upon and carried. Variance (c) was a request to allow the guardrails to remain at a non-compliant height of 31" to 35" instead of the required 42". The height of the rails are an existing condition. Commissioner Popich moved to table, with the second by Commissioner Corey. It was voted upon and carried. Variance (d) was to allow the existing height of the handrails to remain. Commissioner Pannicke moved to table, with the second by Commissioner Popich. It was voted upon and carried. Variance (e) was a request to allow the existing rise of 7" and run of 12" to remain on the first floor stairs facing New York St. to remain and the stairs to the east with a 10½" run and 7" rise. The basement stair facing New York St. has a 7" rise and 10½" run. Following discussion, Commissioner Pannicke moved to approve, with the second by Commissioner Henson. It was voted upon and carried. Variance (f) was to allow the existing first floor exterior stairs facing New York Street to have a width of 38" and the first floor Mass Ave stair to have a width of 40".

Code requires 44". Following discussion, Commissioner Pannicke moved to approve, with the second by Commissioner Henson. It was voted upon and carried. Variance (g) was to allow the existing doors leading to the lower level to not comply with clear area requirements. The doors were changed to swing outward. Following discussion, Commissioner Pannicke moved to approve with the second by Commissioner Furnish. It was voted upon and carried. Variance (h) was the request to allow the existing stair guardrail to have openings which allow a 4" sphere to pass through since there are no intermediate rails. Code does not allow this. Following discussion, Commissioner Pannicke moved to table, with the second by Commissioner Popich. It was voted upon and carried. Variance (i) was to allow the existing ramp to have a slope of 1:10 in lieu of the 1:12 required by current code. Commissioner Pannicke moved to approve, with the second by Commissioner Jordan. It was voted upon and carried. Variance (j) was to allow the existing elevator, installed in 1979, to remain. Code requires 68"x54", while the existing elevator is 60"x42". Per the proponent, ADA would not have any jurisdiction based on the scope of work and age of the building. Following discussion, Commissioner Corey moved to approve, with the second by Commissioner Popich. It was voted upon and carried.

18-02-53 Indianapolis International Airport Parking Garage Stairway Repairs, Indianapolis

Carrie Ballinger, RTM Consultants, spoke as proponent. Four existing stairways in the open parking garage must be repaired immediately. The metal stairs are to be replaced with concrete stairs. This will require a temporary means of egress, exceeding the allowable travel distance of 300 feet by 99 feet on one side of the garage, and 135 feet on the other. Two sets of stairs on opposite corners of the garage will be closed and repaired concurrently. With an estimated length of 150 days to complete a set of stairs, the project is expected to last until early 2019. Following discussion, Commissioner Scheurich moved to approve with the condition that the variance be valid until February 28, 2019, and that only two stairs may be closed at one time. Commissioner Henson made the second. It was voted upon and carried.

18-02-55(a)(b)(c) Hamilton Heights High School Athletics & Vestibule Addition, Arcadia

Carrie Ballinger, RTM Consultants, spoke as proponent. Variances (a) and (c) had been eligible for the block vote. Commissioner Scheurich moved to approve both, with the second by Commissioner Corey. It was voted upon and carried. Variance (b) was a request to allow an addition that will temporarily impact the means of egress. Fire drills, exit lighting and signage will be changed as needed. Following discussion, Commissioner Pannicke moved to approve with the condition that events over 1,000 occupants must have firewatch until February 28, 2019. Commissioner Popich made the second. It was voted upon and carried. Commissioner Heinsman abstained.

18-02-56(a)(b)(c)(d) Precision Rings, Indianapolis

Jason Holt, Four Point Design Partners, spoke as proponent. Variance (a) and (b) were a request to allow the existing counter in the employee breakroom to remain at the original height of 36". To reduce the height to a complaint 34" would involve a significant disruption to staff's daily workflow and necessitate a re-fabrication and installation of all new casework and re-tile of the wall. Understanding that the work is not compliant with Federal accessibility requirements and that the variance is to Indiana law only, the proponent stated that the owner would lower the counter and provide extension rings for the electrical outlets if complaints were made. Andy Gulley, Wayne Twp. Fire Department, spoke, noting that this was not caught until the final inspection and to correct it would require them to deconstruct the entire countertop to fix it. Following discussion, Commissioner Pannicke moved to approve both (a) and (b) with the ADA notation on the letter. Commissioner Jordan made the second. It was voted upon and carried. Commissioner Popich abstained. Variance (c) and (d) were a request to allow the counters to be at 34" instead of 36" as required by code. The issue was not caught until final inspection. Commissioner Pannicke moved to approve both (c) and (c), with the second by Commissioner Corey. It was voted upon and carried. Commissioner Popich abstained.

18-02-58 Morgan Building, Lafayette

Melissa Tupper, RTM Consultants, spoke as proponent. The request was to allow a 3-hour rated door to be installed in a party wall on the first and second floors to allow a business access to spaces leased in both buildings so they may operate their office. The existing wall is a 16" thick masonry wall. A manual fire alarm system will be installed throughout the building, and the openings are being protected for convenience and not as a required means of egress.

18-02-60 Hills Event Center LLC, French Lick

No proponent was available for questions, and the members of the Commission felt they could not make an informed decision from the application. Commissioner Popich moved to table, with the second by Commissioner Heinsman. It was voted upon and carried.

18-01-49(b) Sugar Creek Silos, Greenfield

Crystal Kent, architect, spoke as proponent. She had returned with information on variance (b). She had determined that the sink was not plumbed, and that they would not use the sink. Commissioner Hite then moved to approve until February 1, 2020, with the second by Commissioner Scheurich. It was voted upon and carried.

18-02-61 Salomon Farm Learning Center Addition, Ft. Wayne

Ed Welling, architect, spoke as proponent. The request was to omit the sprinklers in the facility which will be used for receptions and summer day camp. The building has a calculated occupant load of 285 and 5 exits directly to the exterior. The proponent was informed that Jim Murua, Ft. Wayne Fire Department, had stated earlier that both he and the local building official were not in favor of the variance. Per the local building official, the building is owned by the city, and the installation should not be a burden since they are not retrofitting an old building. The proponent, who had not yet arrived when Mr. Murua had made his statements and was unaware of their positions, asked that the application be tabled to allow discussion with the officials. Commissioner Pannicke moved to table, with the second by Commissioner Heinsman. It was voted upon and carried.

12. Comments and Adjournment

Chairman Nicoson thanked everyone for attending, and wished everyone a happy holiday. He then adjourned the meeting at 5:02 pm.

APPROVED: _____
Robin Nicoson, Chairman

