



MEETING: Site Review Committee
SUBJECT Espionage Escape Rooms
ADDRESS: 103 Morthland, Unit 1
PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Tyler Kent, Planning Director (219) 462-1161
Vicki Thrasher, Building Commissioner (219) 462.1161
Adam McAlpine, Engineering Dept. (219) 462.1161
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Mark Geskey, Utilities (219) 462-6174
Media

LOCATION: City Hall
DATE: November 8, 2016

PRESENTERS:

Amy Rankin, Brainchild Recreation, LLC
(219) 508-5837 / amyrankin00@gmail.com

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed Espionage Escape Rooms to be located at 103 Morthland Drive, Unit 1. Kent stated that site review is not an approval. Rather, it is a preliminary discussion of the requirements and issues to be considered by the developer or owner. It is possible it will need to come back before site review or to seek other approvals.

EXPLANATION OF PROJECT: Rankin indicated that while on vacation she came across and activity called escape rooms. These are themed rooms. Teams of between 8 and 10 people must solve clues, puzzles and riddles in order to escape within one hour. This is a group activity and Rankin feels this will do well in Valparaiso. The site she has decided on is next to the Chili Bowl restaurant. The site has good access to Morthland Drive and is very visible. The two rooms need to be built and then themed. The previous use was the Imagine Beads store.

STAFF COMMENTS:

MCALPINE: McAlpine asked about the cost. Rankin indicated the cost is \$25 per ticket. Rankin mentioned this idea started in Asia and has moved to the United States. Rankin said all bookings are done on-line. McAlpine conveyed that since there is no exterior site work being considered, there are no comments from the Engineering Department.

THRASHER: Thrasher conveyed that the plans need to include dimensions for all the walls in order to determine if this project will have to be submitted to the State of Indiana for plan review. There is only one restroom shown and typically two are required; however, since this is an existing structure it may not need to be changed. The restroom must be ADA accessible. Thrasher said the restroom door swing cannot encroach on the required 60" space for the ADA access. The sinks must be rated for ADA. It appears the restroom is only accessible through the control room and Thrasher questioned if this is a public room. Rankin said the public is welcome to enter the control room. Thrasher conveyed that the doors cannot be locked. Rankin said there is a device that can be installed that will lock the doors, but there is a button that can be pushed to unlock the doors. Thrasher explained that if this device is installed, it will be necessary to submit to the State of Indiana. Thrasher prefers the doors are not locked. Because there is only one public exit the occupant load for this site will be limited to 49 or less. Thrasher said it appears this will not be a problem and Thrasher can classify it as a B business occupancy. A Building Permit will be

required. All contractors working on the project must be registered with the City.

ON BEHALF OF DALY: The City follows the 2014 Indiana Building and Fire Codes. Emergency lights, exit lights and fire extinguishers must meet code. The appropriate address, including suite or unit number needs to be on the building or door. Thumb locks or turn style locks are not permitted on emergency doors. Panic bars or keyed locks are required. A Knox Box is not a requirement; however, installation of a Knox Box is highly recommended. The Fire Department will perform annual inspections. Questions may be directed to Jon Daly at jdaly@valpo.us or 219-462-8325.

KENT: The allowable permanent signage for this site is 3 sq. ft. of signage for each linear foot of building frontage (36'-6" x 3). A sign permit will be required for the exterior signage. Kent asked if any exterior renovations are being considered. Rankin said the only exterior work being done is the signage.

PILARSKI: Pilarski asked if there will be any food preparation or beverages at the site. Rankin indicated food and beverages will not be prepared or sold at the site. Pilarski asked if any other sinks, other than the bathroom, will be installed. Rankin is not installing additional sinks. Pilarski conveyed that since the discharges from this facility will be strictly sanitary waste water, there are no further comments.

GESKEY: Geskey said it will be necessary for the building owner to contact Shaun Shifflett concerning backflow protection. The Water Department records show there is no backflow protection at 103 Morthland. Before an Occupancy Permit can be issued, the building will have to be checked for backflow protection on the water system. Contact information for Shifflett was provided.

ISSUES TO BE RESOLVED:

- Detailed Site Plan (include all dimensions)
- Backflow Prevention (contact Shaun Shifflett)
- State Design Release (to be determined)
- Building Permit
- All Contractors Must Be Registered With the City
- Signage/Fencing Permit
- Knox Box (not required, but recommended)