



MEETING: Site Review Committee
SUBJECT: Survival Escape Rooms
ADDRESS: 1555 W. Lincolnway
PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Vicki Thrasher, Building Commissioner (219) 462.1161
Tim Burkman, Engineering Director (219) 462-1161
Adam McAlpine, Engineering Dept. (219) 462.1161
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Mark Geskey, Utilities (219) 462-6174
Jon Daly, Fire Department (219) 462-8325
Matt Evans, Public Works Director (219) 462-4612
Media

LOCATION: City Hall
DATE: January 10, 2017

PRESENTERS:

Ronald Bachurek, Survival Escape Rooms
219-384-7247 / rbachurek@comcast.net

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. Burkman 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: They want to create and open escape rooms. Bachurek indicated that groups will be put into the escape room and must solve a puzzle within one hour. Doors will not be locked. They will be installing walls and doorways. They will also be expanding a couple of the rooms. They will be adding two or three more rooms. Simultaneous games can be played. Burkman asked about the changes that will be made to this space. The interior changes will include addition of walls at the rear of the space and the addition of doors. A sign will be added to the exterior of the building.

STAFF COMMENTS:

MCALPINE: Since no exterior work is being done, McAlpine presented no comments.

EVANS: Since the project does not affect any public rights-of-way, Evans presented no comments.

THRASHER: Thrasher asked if any work has already been done. They have done some painting, but no construction has been done. Thrasher conveyed that "before and after" floor plans will be required for the building permit. The plans do not show dimensions, but it appears there is 100 linear feet or more of wall being added. If this is the case, the project would have to be submitted to the State of Indiana for plan review. Thrasher said that typically two restrooms are required. The plans only show one restroom. Thrasher recommended they look into the requirements and said she will be available to discuss this further. The plans also show a sink area and this may also require submittal to the State, depending on the amount of plumbing being added. The restrooms must be ADA compliant. It was noted that the sink area already exists and the existing restroom is ADA compliant. A Building Permit is required. All contractors working on the project must be registered with the City. A Sign Permit is required and the sign contractor must also be registered

with the City.

BURKMAN: Burkman stated that since the work is all interior, he has no comments.

ON BEHALF OF KENT: If modifications to the exterior of the building are being considered, it will be necessary to refer to Article 11, Section 11.500 of the Unified Development Ordinance.

Signage is based on the tenant space facing Lincolnway (U.S. 130). The calculation for signage is 3 sq. ft. of signage per one linear foot of tenant (building) frontage.

DALY: The City follows the 2014 Indiana Fire and Building Codes. Emergency lights, exit lights and fire extinguishers must be to code. Daly asked about the typical group sizes. They are shooting for between six and eight people for the first room. The other rooms will be smaller and will accommodate between two and six people. Thrasher interjected that in order to maintain a B occupancy, the occupant load needs to stay under 49. If the occupant load exceeds 49, it will have to go to an A occupancy. Daly believes the building address is on the building; however, it will be necessary to have the appropriate suite number of the door. Daly mentioned that the Fire Department does annual fire inspections. Bachurek asked if inspections will be done before they open. Thrasher said inspections will be done through the Building Department. Daly indicated that thumb locks are not permitted on entry doors. The locks should be keyed or have a panic bar. Daly recommended the installation of a Knox Box.

PILARSKI: Pilarski said the Water Reclamation Department is interested in what if being discharged into the sanitary sewer. The plans show one restroom. Pilarski asked if any type of food items or coffee service will be served. They will probably offer coffee and soft drinks, but no food items. Pilarski asked about the sink area. Bachurek said this is a utility sink. Pilarski said that since this facility will not be discharging anything other than sanitary waste water, he has no further comments.

GESKEY: Geskey is aware that no construction will be done outside the building concerning the sanitary sewer or water line. An inspection for the backflow preventer on the water line is required and contacting Shaun Shifflett will be necessary. Contact information was provided.

ISSUES TO BE RESOLVED:

Detailed Site Plan

Backflow Prevention Inspection (contact Shaun Shifflett)

State Design Release (if required)

Building Permit

All Contractors must be registered with the City

Signage/Fencing Permit

Zoning Clearance