



MEETING: Site Review Committee
SUBJECT: Paradox Escape Rooms
ADDRESS: 456 Morthland Drive
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: October 24, 2017

IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
tkent@valpo.us	
Carley Lemmon, Planning Dept.	(219) 462-1161
clemmon@valpo.us	
Vicki Thrasher, Building Commissioner	(219) 462.1161
vthrasher@valpo.us	
Yacoub Aljobeh, Water Reclamation	(219) 464-4973
yaljobeh@valpo.us	
Mark Geskey, Utilities	(219) 462-6174
mgeskey@valpo.us	
Jon Daly, Fire Department	(219) 462-8325
jdaly@valpo.us	

PRESENTERS:

Kevin Bilyak,, Paradox Escape Rooms
 (219) 615-1984 / kbilyak@gmail.com
 Sarah Bilyak, Paradox Escape Rooms

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 Paradox Escape Rooms. 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: This project will be utilizing an existing building at 456 Morthland Drive. The interior improvements will include painting, decorations and furniture. An 8-ft. non-load bearing wall will be constructed. This wall will not tie-into the ceiling and will be used as a façade to create the appearance of the outside of a house. The exterior improvements will include a sign. Bilyak explained the escape room concept. Bilyak said they have an agreement with the landlord that the tenant space will be restored to its original condition if they vacate the space.

STAFF COMMENTS:

THRASHER: Thrasher asked for an explanation of the rooms since the plan is not labeled. Bilyak pointed out what the various rooms will be used for. Thrasher conveyed that doors cannot be locked. Exit signs and emergency lighting will be required internally. Interior signs will be necessary to direct people back to the front of the building. When submitting for a Building Permit, it will be necessary to provide an existing floor plan and a proposed floor plan so that Thrasher can see changes. Thrasher cautioned that they need to be mindful of what is being used to cover the walls. Flammable materials (foam, plastic) are prohibited. All contractors working on the project must be registered with the City. Thrasher asked if there will be plumbing changes. Bilyak indicated the plumbing already exists. The appropriate address must be on the door. New signage will require a permit. Inspections will be part of the Building Permit.

KENT: The allowable amount of signage is 3-sq. ft. of signage for each linear foot of tenant space frontage that faces U.S 30. A permit will be required. Kent conveyed it will be necessary to work

with Carley Lemmon for Sign Permit approval. Kent is aware there will not be any exterior improvements. Kent asked about parking. Bilyak indicated there are two reserved spaces and there are also spaces that face U.S. 30.

DALY: The City follows the 2014 Indiana Building and Fire Codes. Exit signs and emergency lights must be to code. Thumb locks on doors are not permitted. Doors must be key-locked or have a panic bar. Fire extinguishers must be to code (maximum travel distance is 75-ft.) Daly conveyed that extension cords are not permitted. Surge protectors can be used. Flammable finishes are prohibited. Cover plates should be colored. The electrical panel needs to be labeled and there cannot be any open spaces. Daly asked how many people will be in the space at one time. Bilyak said including employees there will be a maximum of 12 people; however, there will only be 6 to 8 people in the actual escape room. Daly recommended the installation of a Knox Box. Daly recommended smoke detectors; Bilyak said there is at least one already in the space. Daly said the State is very interested in the escape rooms and have been inspecting these rooms. Daly said there may be a requirement for a State permit. Thrasher interjected that one of the things the State looks at is to make sure that the doors out of the escape rooms can be opened by simply pushing the door open. There should be no need to turn a knob or press a lever. Daly mentioned that the Fire Department will do an inspection prior to the business opening. Annual inspections will also be done.

ALJOBEBH: The Water Reclamation Department is interested in what is being discharged into the sanitary sewer. Aljobeh is aware there will be no changes to the internal plumbing. Aljobeh asked if the additional sink outside the restroom will be a hand sink. Bilyak confirmed it will be an additional hand sink. Aljobeh asked if there will be food preparation. Bilyak said they will use a microwave for food warming. There will be no food prepared for consumption. Aljobeh conveyed that since the discharges are all strictly sanitary, no other comments were presented.

GESKEY: Geskey asked if there will be changes to the water service or the sewer service coming into the building. Bilyak said no changes are being considered. Geskey provided no other comments.

ISSUES TO BE RESOLVED:

Detailed Site Plan (one for existing conditions and one showing proposed changes)

Building Permit

Signage/Fencing Permit

Knox Box (recommended)