

Owner / Applicant Information

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Designer Information

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Project Information

Project Condor 5 AB Building  
2059 S Tibbs Ave

Indianapolis IN 46241

County MARION

Project Type New ☐ Addition ☐ Alteration ☒ Existing ☐ Change of Occupancy ☐

Project Status ☒ F F=Filed U or Null=Unfiled

IDHS Issued Correction order? ☒ No Has Violation been Issued? ☒ No

Violation Issued by: NA

Local Building Official

Phone:

Email:

Local Fire Official

Phone:

Email:



Variance Details

Code Name: 12-4-9 Maintenance of Existing Buildings and Structures  
(d)

Conditions: An existing factory (c1942) that is undergoing extensive remodeling and retooling for a major engine manufacturing company will have all of the existing smoke and heat vents removed from the manufacturing hall roof. The use group will go from an F-1 (current code) to an F-2. There are no current codes that require smoke and heat venting for this use group. GAR allows removal of systems and features not required by current code.

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

1=Non-compliance with the rule will not be adverse to the public health, safety or w

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2= Applicant will undertake alternative actions in lieu of compliance with the rule to ensure that granting of the variance will not be adverse to public health, safety, or welfare. Explain why alternative actions would be adequate (be specific).

Facts: 1. The manufacturing hall will be protected with a new ordinary hazard sprinkler system per NFPA 13  
2. Fifteen (15) new air handling units and roof top units are being installed with 20,000 cfm each, for a total of 300,000 of total exhaust available.  
3. The AHU and RTU will be wired for automatic shut down upon activation of the sprinkler system, HVAC duct detectors, or fire alarm system. All units then will be individually controlled by the fire department at a control panel in the Training Center Lobby, per the request of the Local Fire Department.  
4. The system and equipment will have normal wiring and rating, (no high temperature wiring, nor fans)  
5. The new manufacturing process has extremely limited combustibles, if any, around the plant due to the potential contamination of the end product.  
6. Smoke Modeling and Sprinkler Activation Modeling show that the smoke layer will be a significant distance above the floor at the time of sprinkler activation, and exhaust cfm is more than enough to maintain that level in a contained fire situation.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

☐ Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.

☒ Y Imposition of the rule would result in an undue hardship (unusual difficulty) because of major operational problems in the use of the building or structure.

☒ Y Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.

☐ Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure

Facts: The owner's undue hardship involves the fact that all the existing smoke and heat vents are leaking and may not even work. The change of use no longer requires smoke and heat venting, if they were ever required at all. Studies show that smoke and heat vents should not be combined with sprinkler systems due to the potential of too many sprinkler heads going off, or not at all, over areas that are not over the fire as heat is drawing to an open smoke and heat vent.

