

Owner / Applicant Information

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Designer Information

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Project Information

Marott Center Addition  
350 Massachusetts Ave

INDIANAPOLIS IN 46204

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? ☒ yes

Violation Issued by: LBD

Local Building Official

Phone:

Email:

Local Fire Official

Phone:

Email:

Variance Details

Code Name: 2012 Indiana Plumbing Cod, (675 IAC 16-1.4)  
802.3

Conditions: 

The receptor for the condensate hub drain from above-ceiling air conditioning units has been cited for for not having ready access by virtue of its location above a ceiling, requiring ladder access. The small hub drain serves as a receptor for condensate for above-ceiling fan coil units in the white box office tenant spaces in the building.

The project involves construction of a 4-story addition to the existing Marott Center building.

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. As explained in the attached letter from the engineer of record, the condensate disposal from air conditioning units is addressed specifically in Sec. 314.2.1, IPC, and the engineer further contends that Chapter 8 applies to indirect/special waste from food handling equipment and other similar applications - and does not apply to a condensate drain from air-conditioning units. As such, the requirements for ready access, i.e., no ladder access, in Chapter 8 for special/indirect wastes should not be applied to condensate drains from air-conditioning units.

2. The proposed method of access is no different than that provided for quarterly filter changes for the fan coil units or for accessing plumbing cleanouts located above the ceiling. Access to the drain will be provided by way of a ceiling panel, and can be reached with a standard step ladder by maintenance personnel.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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

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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.

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

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

Facts: 

There is no feasible way to provide drain access at floor level in this case, since this is an open room without dividing walls.