

Owner / Applicant Information

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Project Information

Project Condor-Plant 5AT West Dock Addition
2355 S Tibbs Avenue

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: Other Code (Not in the list provided)
InBC - 2014 507.4

Conditions: A new office/dock addition to an existing factory (c1942) is being built to unlimited area provisions, however not all of the existing building will have an automatic sprinkler systems installed. Approximately sixteen (16) of the existing concrete compartmentalized engine test cells (rooms) and adjacent control rooms will be abandoned as part of this extensive project and will not be sprinklered. Code requires the entire building to be provided with an automatic sprinkler system in order to use the unlimited area provisions.

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. Both new and existing buildings, except for the test cells abandoned, will be protected with a new sprinkler system per NFPA 13.
2. Sixteen (16) test cells and adjacent control rooms will not be protected. Approximately 34,569 sq ft of the total 209,500 sq ft or approximately 16.5% of the finished building.
3. The abandoned test cells are all made of concrete. There will be no storage or use of these areas.
4. Most of the building is concrete compartmentalized test cells.
5. Rolls Royce Insurance Carrier is aware of the situation and this variance and is not opposed to the concept.
6. Similar variances have been approved for entire abandoned multi story buildings in Fort Wayne for a major industry that has moved their operations.

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.

☒

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.

☒

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 cost to install, then heat, and maintain sprinkler systems in abandoned portions of buildings.

Variance Details

Code Name: Other Code (Not in the list provided)

InBC - 2014 904.2

Conditions: A new office/dock addition to an existing factory (c1942), will have its Main Distribution Frame (MDF) room protected by a gas extinguishing system in lieu of a wet automatic sprinkler system. Code, through amendment, requires the Commission to approve use of such a alternative system and for sprinkler exceptions/trade-offs (ie: unlimited area buildings) that are not permitted for buildings. We seek approval to use such a system in the building, and to allow normal exceptions and reductions mentioned in the 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. Alternative gas extinguishing systems are commonly installed in computer applications.
2. The room is separated from the remainder of the building by 2 hour fire barrier construction.
3. The room size is approximately 240 sq ft.

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: Use of an alternative gas extinguishing system will not impact the fire protection nor the life safety for the building.

