

Owner / Applicant Information

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Designer Information

Brent Roberts  
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Project Information

The Exchange  
301 Massachusetts Avenue

Indianapolis IN 46202

County MARION

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

Project Status ☒ U 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)

2014 IBC 1009.8

Conditions: The existing stair landings do not comply with the minimum 44" width and depth requirements. Exterior stair 1st floor Landing facing Mass Ave has a depth of 3'-7 1/2" code requires 44", basement stair landing facing New York Street has a depth of approximately 40" and a width of 41" code requires 44".

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 building is protected with an automatic fire suppression system per NFPA 13.  
2. All stairs are exterior concrete construction and on the National Register of Historic Places. Refer to attachment list of awards.

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 all stairs are concrete and cannot be removed based upon construction cost and most of all on National Register of Historic Places, which will not allow destruction of historically significant element of the site.

Variance Details

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

ANSI A117.1 2009 404.2.1

Conditions: The single leaves of the double doors do not have the required clear 32' opening space actual clear area is 2' at front entrance and 30' from 1st floor door facing Mass Ave.

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Facts: 1. The building is protected with an automatic fire suppression system per NFPA 13.  
2. This is an existing condition and the building has operated with having a ramp from grade that extends to the lower level, which then occupants can access an elevator to go to 1st floor. The doors leading into the lower level are the issue.  
3. This would not be in violation of the ADA guidelines as this would be simply a remodel project with existing accessible elements that were constructed prior to the ADA guidelines. Signage will be placed to direct occupants to the accessible route that would access them to the 1st floor.

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Facts: The owner's undue hardship involves the building is on the historic register that makes it impossible to obtain approval to modify any of the exterior features. Additionally the Change of Occupancy is driving the requirement ADA would not have any jurisdiction based upon the scope of work and age of the building.

Variance Details

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

2014 IBC 1013.3

Conditions: The all existing stair guardrail do not comply with the 42' height requirements heights range from 31' to 35'. See Drawings for locations.

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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 building is protected with an automatic fire suppression system per NFPA 13.  
2. All stairs are exterior concrete construction and on the National Register of Historic Places. No modifications are permitted. Refer to attachment list of awards.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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Facts: The owner's undue hardship involves all stairs are concrete and cannot be removed based upon construction cost and most of all on National Register of Historic Places, which will not allow destruction or modifications of historically significant element of the site.

Variance Details

Code Name: Other Code (Not in the list provided)  
2014 IBC 1012.2

Conditions: The all existing stair handrails do not comply with the 34"-38" height requirements. Heights range from 31" to 33". See Drawings for locations.

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Facts: 1. The building is protected with an automatic fire suppression system per NFPA 13.  
2. All stairs are exterior concrete construction and on the National Register of Historic Places. Refer to attachment list of awards.

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Facts: The owner's undue hardship involves all stairs are concrete and cannot be removed based upon construction cost and most of all on National Register of Historic Places, which will not allow destruction of historically significant element of the site.

Variance Details

Code Name: Other Code (Not in the list provided)  
2014 IBC 1009.7.2

Conditions: The existing stairs rise and run do not comply with the maximum 71/2" Rise and minimum 11"run. Exterior stair 1st floor facing New York Street has a run of 12" and risers of 7" and stair to the east has 101/2 " run and 7" risers, 1st floor stair facing Mass Ave and New York Street has risers of 7", basement stair facing New York Street has 101/2 " run and 7" risers. See Drawings

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Facts: 1. The building is protected with an automatic fire suppression system per NFPA 13.  
2. All stairs are exterior concrete construction and on the National Register of Historic Places. Refer to attachment list of awards.

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Facts: The owner's undue hardship involves all stairs are concrete and cannot be removed based upon construction cost and most of all on National Register of Historic Places, which will not allow destruction of historically significant element of the site.

Variance Details

Code Name: Other Code (Not in the list provided)  
2014 IBC 1009.4

Conditions: The existing stairs widths do not comply with the required 44" width. Exterior stair 1st floor facing New York Street has a width of 38" code requires 44", 1st floor stair facing Mass Ave has a width of approximately 40".

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Facts: 1. The building is protected with an automatic fire suppression system per NFPA 13.  
2. All stairs are exterior concrete construction and on the National Register of Historic Places. Refer to attachment list of awards.

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Facts:

The owner's undue hardship involves all stairs are concrete and cannot be removed based upon construction cost and most of all on National Register of Historic Places, which will not allow destruction of historically significant element of the site.

Variance Details

Code Name: Other Code (Not in the list provided)  
ANSI A117.1 2009 404.2.3.2

Conditions: An existing 3 story building and basement will have the basement and 1st story undergo a change of occupancy from B Occupancy to A-2 Occupancy. Only interior work is scoped as the building was constructed in 1874 and accessible ramp and exterior stairs were installed in 1979. The variance is in regards to the door maneuvering clearances and door clear open space, the building is on the historic register and the exterior cannot be modified, thus the doors cannot be touched.

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

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Facts: 1. The building is protected with an automatic fire suppression system per NFPA 13.  
2. This is an existing condition and the building has operated with having a ramp from grade that extends to the lower level, which then occupants can access an elevator to go to 1st floor. The doors leading into the lower level are the issue.  
3. This would not be in violation of the ADA guidelines as this would be simply a remodel project with existing accessible elements that were constructed prior to the ADA guidelines. Signage will be placed to direct occupants to the accessible route that would access them to the 1st floor.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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- Y

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- Y

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 building is on the historic register that makes it impossible to obtain approval to modify any of the exterior features. Additionally the Change of Occupancy is driving the requirement ADA would not have any jurisdiction based upon the scope of work and age of the building.

Variance Details

Code Name: Other Code (Not in the list provided)  
2014 IBC 1013.4

Conditions: The all existing stair guardrail opening limitations of 4 1/2 do not comply. No intermediate rails. See Drawings for locations.

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1. The building is protected with an automatic fire suppression system per NFPA 13

Facts: 1. The building is protected with an automatic fire suppression system per NFPA 13.  
2. All stairs are exterior concrete construction and on the National Register of Historic Places.  
No modifications are permitted. Refer to attachment list of awards.

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Variance Details

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

ANSI A117.1 2009 405.2

Conditions: The existing ramp slope is approximately 1:10 slope code requires 1:12.

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3. This would not be in violation of the ADA guidelines as this would be simply a remodel project with existing accessible elements that were constructed prior to the ADA guidelines. Signage will be placed to direct occupants to the accessible route that would access them to the 1st floor.

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Facts: The owner's undue hardship involves the building is on the historic register that makes it impossible to obtain approval to modify any of the exterior features. Additionally the Change of Occupancy is driving the requirement ADA would not have any jurisdiction based upon the scope of work and age of the building.

Variance Details

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

2009 ANSI A117.1 407.4.1 Fig b

Conditions: The existing elevator dimension is 60 1/2 wide and 42 1/2 deep with off-centered door. The closest inside dimension elevator in ANSI A117.1 is 68 1/2 wide 54 1/2 deep, thus the existing elevator does not comply with ANSI.

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Facts:

The owner's undue hardship involves this is an existing elevator and building. Additionally the Change of Occupancy is driving the requirement ADA would not have any jurisdiction based upon the scope of work and age of the building.

Variance Details

Code Name: Other Code (Not in the list provided)  
2009 ANSI A117.1 404

Conditions: An existing 3 story building and basement will have the basement and 1st story undergo a change of occupancy from B Occupancy to A-2 Occupancy. Only interior work is scoped as the building was constructed in 1874 and accessible ramp and exterior stairs were installed in 1979. The variance is in regards to the door maneuvering clearances and door clear open space, the building is on the historic register and the exterior cannot be modified, thus the doors cannot be touched.

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