

Owner / Applicant Information

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Project Information

Tropicana Evansville Casino
421 NW Riverside Drive

Evansville KY 47708

County VANDERBURGH

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

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

IDHS Issued Correction order? ☒ yes Has Violation been Issued? ☒ yes

Violation Issued by: SBC

Local Building Official

Phone: Email:

Local Fire Official

Phone: Email:

Variance Details

Code Name: 2009 Indiana Electrical Code (675 IAC 17-1.8)
314.29

Conditions: Boxes, conduit bodies, and handhole enclosures shall be installed so that the wiring contained in them can be rendered accessible without removing any part of the building or, in underground circuits, without excavating sidewalks, paving, earth, or other substance that is to be used to establish the finished grade. Estimated 200 junction boxes located under floor panels need carpet cut and remove access panels to access junction boxes.

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: Thank you for taking the time to walk the property with our team and review the access to the electrical systems under the access flooring in the New Land Based Casino last month. As a licensed architect in 38 states including Indiana and licensed Evansville General Contractor, I am writing to assure the City of Evansville and the State of Indiana that what we have installed is standard practice and meets code requirements in all other states with approved gaming for Casinos in the US.
Because this is Indiana's first full land based Casino, it is important that we provide code interpretations from other areas where we have built casinos with Access- Flooring requiring the same code interpretations. The code says that we must provide access to junction boxes. With the broadloom carpet that we have installed, and as we demonstrated while the City of Evansville
Inspectors were present with us on site, it takes less than 5 minutes to make a carpet cut, pull up an access panel and provide access to the junction boxes.
In addition, we have trained the facilities team at Tropicana Evansville on how to cut the carpet and access each of the boxes. The drawings that are on file and provide accurate locations for all of the under access-floor junction boxes.
Please accept this as proof of code compliance for access to the under accessfloor junction boxes.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

Y

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: If the variance is not granted, or it is not decided that the floor as it is installed does in fact comply with the code, then Tropicana will have to remove the majority of the slot machines and table games and cut over 200 unnecessary holes in the carpet. I am not sure if the violation interpretation includes the access floor, but if that is included and an access floor is not allowed, the casino would have to shut down for a period of about 2 months while all machines are removed and another floor system with new junction boxes are installed that the State would have to approve (Note that what is installed today was approved in the original state design review process). This would be a major financial hardship in a few ways - loss or business revenue, loss of jobs during this shutdown, loss of revenue from associated businesses other than gaming, cost of the work, and loss of customer base.

The other option would be to reconfigure all of the electrical that is currently under the accessible floor to move to the ceiling and drop approximately 300 power poles from the ceiling to the banks of slot machines. That would not only be very expensive, but would ruin the aesthetics of the space with similar financial hardships.