

Owner / Applicant Information

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Project Information

Hoyt
1301 Hoyt Ave.

Indianapolis 46203

County MARION

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: LBD

Local Building Official

Phone: Email:

Local Fire Official

Phone: Email:

Variance Details

Code Name: 2005 Indiana Residential Code (675 IAC 14-4.3)
R302.2

Conditions: Exterior fire walls with a separation distance of less than 3 feet are required to have a one-hour rating. The existing exterior wall is less than 3 feet to the property line and contains unprotected window openings.

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:

The residence will be provided with an NFPA 13D sprinkler system designed and installed by a sprinkler contractor with a NICET Level III sprinkler designer. The sprinkler system has been designed and installed in accordance with NFPA 13D, 2010 edition. NFPA 80A, the Recommended Practice for Protection of Buildings from Exterior Fire Exposures, SECTION 5.6.3, states where the exposing building or structure is protected in accordance with automatic sprinklers properly designed and maintained for the hazard involved, no exposure hazard should be considered to exist.

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:

Limiting the openings on the side of the house too close to property line could create an issue with the use of the center room on the ground floor. While without the opening it is not considered a complying bedroom, the average home owner may be unaware of the hazard presented. Installation of the 13D sprinkler system protects both the occupant by improving the life safety within the structure and eliminates the exposure hazard to the adjacent property owner.