

Owner / Applicant Information

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Ford TWG, LLC
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Submitter Information

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Designer Information

Dandridge White
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Indianapolis IN
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Email amoore@axisarch.com

Project Information

Ford Building Renovation
1301 East Washington Street

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)
1007.2.1, 2014 IBC

Conditions: The elevator will not be provided with generator backup for the purpose of providing the accessible means of egress requirement for buildings 5 or more stories in height.

The historic Ford building was recently purchased by TWG Development, and will be developed for multi-family housing. The 1st floor will be used as offices for TWG, and will also have two (2) commercial tenant spaces. The building was originally constructed in 1914 and consists of a 4-story concrete frame and floor structure, with an attached 1-story structure with masonry exterior walls and wood roof structure supported by interior wood columns. The building was used for car and truck production from 1915-1932, and for parts, service, and auto sales after that until 1942. The building was sold to the battery maker PR Mallory in 1942. Indianapolis Public Schools bought the property in 1979 and used it for storage. The 4-story building is classified as Type IB Construction, and the 1-story attached building is classified as Type IIIB Construction. The partial 5th story includes tenant amenity spaces as well as an occupied roof deck.

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 will be protected throughout with a sprinkler system per NFPA 13.
2. The elevators will have battery back-up provided in order to permit lowering of the elevators in the event of loss of power. Additionally, a transfer switch will be provided to permit hookup of a portable generator.
3. Accessible means of egress are not required by the federal Fair Housing Act.
4. The variance as requested has been approved at least 13 times previously for 5-story buildings, (18-01-25a), (17-09-46b), (17-07-45d), (17-06-64a), (16-11-39a), (16-08-59e), (16-06-34c), (16-02-47a), (11-01-43e), (14-10-55), (07-11-12c), (16-12-52b), and (16-12-53a).

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.

☒ 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: Hardship is the cost to install and maintain an onsite generator.

Variance Details

Code Name: Other Code (Not in the list provided)
Table 601, 2014 IBC

Conditions: Two (1) 1-story vestibules added to the building will be of nonrated, noncombustible construction in lieu of the Type IB Construction assigned to the existing building. Type IB Construction requires 1-hour supporting structure and a 1-hour rated roof assembly.

The historic Ford building was recently purchased by TWG Development, and will be developed for multi-family housing. The 1st floor will be used as offices for TWG, and will also have two (2) commercial tenant spaces. The partial 5th story includes tenant amenity

also have two (2) commercial tenant spaces. The partial 5th story includes tenant amenity spaces as well as an occupied roof deck. The building was originally constructed in 1914 and consists of a 4-story concrete frame and floor structure, with an attached 1-story structure with masonry exterior walls and wood roof structure supported by interior wood columns. The building was used for car and truck production from 1915-1932, and for parts, service, and auto sales after that until 1942. The building was sold to the battery maker PR Mallory in 1942. Indianapolis Public Schools bought the property in 1979 and used it for storage. The 4-story building is classified as Type IB Construction, and the 1-story attached building is classified as Type IIIB Construction.

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Facts:

1. The aggregate area of the vestibules (225 sq ft + 760 sq ft) will increase total building area by approximately 0.5%.
2. The building will be protected throughout with a sprinkler system per NFPA 13, including the new vestibule structures.
3. Based upon the very minimal area of the new vestibules and automatic sprinkler protection provided, the nonrated structure for the vestibules will not be adverse to safety.

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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:

The vestibules are designed as light-gauge structures with exposed steel.

Variance Details

Code Name: Other Code (Not in the list provided)
706.6.1, 2014 IBC

Conditions: A 3-hour fire wall separating the Type IB portion of the building from the Type IIIB portion will not meet the vertical termination requirements for 30-inch extension above the lower roof and rated openings 15 feet above the lower roof. The fire wall will terminate just above the level of the lower roof surface.

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Facts: 1. The building on each side of the fire wall will be protected throughout with a sprinkler system per NFPA 13. Sprinkler protection will prevent fire spread from the 1-story portion of the building to the multi-story portion.
2. The fire wall will be 3-hour rated as required with 3-hour rated openings to separate the two (2) buildings.

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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Facts: Existing historic window openings will be restored on the 2nd story of the 4-story building overlooking the roof of the 1-story building. The windows will provide natural light into the associated apartments.

Variance Details

Code Name: Other Code (Not in the list provided)
3412.6.17, 2014 IBC

Conditions: The unoccupied basement level will not be provide with sprinkler protection. The building is being evaluated per Sec. 3412.6.17 as a fully sprinklered building.

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also have two (2) commercial tenant spaces. The partial 5th story includes tenant utility spaces as well as an occupied roof deck. The building was originally constructed in 1914 and consists of a 4-story concrete frame and floor structure, with an attached 1-story structure with masonry exterior walls and wood roof structure supported by interior wood columns. The building was used for car and truck production from 1915-1932, and for parts, service, and auto sales after that until 1942. The building was sold to the battery maker PR Mallory in 1942. Indianapolis Public Schools bought the property in 1979 and used it for storage. The 4-story building is classified as Type IB Construction, and the 1-story attached building is classified as Type IIIB Construction.

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Facts:

1. There will be no active mechanical equipment in the basement. Water and drain piping will route through the basement. Standard and emergency lighting will be provided in the basement.
2. The basement will not occupied for any use, including storage. Access to the basement is only for potential very infrequent maintenance of piping. The doors leading to the basement will be locked and have signage stating "Fire Department Personnel Only", with the key provided in the Knox Box. There is no public or common access to the basement.
3. The basement is entirely of concrete construction (floor, walls and ceiling above), and without any combustible fire load.
4. A nearly identical variance was granted for the 800 Capitol Building - 14-1-67.

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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:

The hardship is the cost to provide sprinkler protection in an area of noncombustible construction, no occupancy, and no fire load.

Variance Details

Code Name: Other Code (Not in the list provided)
705.8, 2014 IBC

Conditions: New openings on the east exterior wall will be created to accommodate patios for 1st floor dwelling units. The openings will exceed the permitted percentage of openings based upon separation consisting of 1'6" distance to the property line and a 10' vacated alley.

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Facts: 1. The building will be protected throughout with an automatic sprinkler system per NFPA 13. Additionally, a sprinkler will be located at each opening on the 1st floor in the east exterior wall. The sprinklers will be positioned at the ceiling level within 12 inches of each opening.
2. Several variances have been granted for similar conditions for buildings located immediately adjacent to property lines in downtown Indianapolis.

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Facts: The openings are necessary to create attractive 1st floor units. The number of units are maximized to meet pro forma conditions for project viability.

Variance Details

Code Name: Other Code (Not in the list provided)
712, 2014 IBC

Conditions: The proposed 5-story light wells created in the interior of the building to bring natural light into the interior dwelling units on each floor will not comply with any of the specific vertical opening applications listed in Sec. 712, including rating as a shaft enclosure. The Chapter 34 evaluation of the existing building will otherwise take credit for 2-hour enclosures (stairs, elevator hoistways, HVAC shafts, etc.).

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developed for multi-family housing. The 1st floor will be used as offices for TWO, and will also have two (2) commercial tenant spaces. The partial 5th story includes tenant amenity spaces as well as an occupied roof deck. The building was originally constructed in 1914 and consists of a 4-story concrete frame and floor structure, with an attached 1-story structure with masonry exterior walls and wood roof structure supported by interior wood columns. The building was used for car and truck production from 1915-1932, and for parts, service, and auto sales after that until 1942. The building was sold to the battery maker PR Mallory in 1942. Indianapolis Public Schools bought the property in 1979 and used it for storage. The 4-story building is classified as Type IB Construction, and the 1-story attached building is classified as Type IIIB Construction.

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Facts:

1. The building will be protected throughout with an automatic sprinkler system per NFPA 13. Additionally, a sprinkler will be located at each window facing into the light well on each floor. The sprinklers will be positioned at the ceiling level within 12 inches of each window.
2. The light well will be of noncombustible construction. Based upon noncombustible construction, and sprinkler protection of openings into the light wells, the lack of a 2-hour enclosure will not be adverse to safety.
3. A nearly identical variance was granted for the 7-story Home 2 hotel renovation (14-11-21b).

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Facts:

The wide floor plate requires the use of the light wells to bring natural light into the interior of the building. A large existing skylight structure will be partially retained at the top of the light wells.

Variance Details

Code Name: Other Code (Not in the list provided)
716.5, 2014 IBC

Conditions: The 1st floor corridor serving residential dwelling units will discharge through a front lobby with nonrated walls and openings. Based upon the area serving as an extension of the corridor leading to the front exterior exit, the wall and openings are required to be fire-rated as required for fire partitions.

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Facts: 1. The walls affected will be protected by a row of sprinklers 6 feet on center on the room side.
2. The building will be protected throughout with a sprinkler system per NFPA 13.
3. Similar variances have been granted numerous times for R-2 Occupancies.

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Facts: The storefront style glazing is designed to provide visibility from the entry to various spaces in order to create an inviting entrance to the building on the 1st floor.

Variance Details

Code Name: Other Code (Not in the list provided)
311.2.2, 2014 IFC

Conditions: The existing automatic sprinkler system in the building will be shut off as soon as combustible contents of the building have been removed. The system will be revised and made operational upon completion of the proposed renovation.

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spaces as well as an occupied roof deck. The building was originally constructed in 1717 and consists of a 4-story concrete frame and floor structure, with an attached 1-story structure with masonry exterior walls and wood roof structure supported by interior wood columns. The building was used for car and truck production from 1915-1932, and for parts, service, and auto sales after that until 1942. The building was sold to the battery maker PR Mallory in 1942. Indianapolis Public Schools bought the property in 1979 and used it for storage. The 4-story building is classified as Type IB Construction, and the 1-story attached building is classified as Type IIIB Construction.

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Facts:

1. All combustible contents will be removed from the building prior to shutdown of the system.
2. The Indiana amendments to Sec. 311.2.2 provide an exception permitting shutdown of an existing system in a vacant building, as follows:
When the premises have been cleared of all combustible materials and debris and, where approved by the code official, the type of construction, fire separation distance and security of the premises do not create a fire hazard.

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Facts:

The hardship is the cost to maintain the existing sprinkler system for an unoccupied building, and also during the time of demolition and construction when the building will be opened up to the outside weather.