Owner / Applicant Information

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CARMEL IN 46032

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Designer Information

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Project Information

Cake Bake Shop
800 South Rangeline Road

Carmel IN 46032

County HAMILTON

Project Type   New [ ]   Addition [Y]   Alteration [Y]   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: [3175712444]   Email: [jblanchard@carmel.in.gov]
Local Fire Official
Phone: [3175712444]   Email: [bknott@carmel.in.gov]

<u>Variance Details</u>

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

               706, 2014 IBC

Conditions: An existing 1.5-hour horizontal separation will be employed as the building separation
               between the Type IIA proposed addition of 1,200 sq ft on the 2nd floor level of a 4-story
               building and the Type IA existing parking garage on the lower level. Code requires either a
               3-hour fire wall per Sec. 706 or otherwise a 3-hour horizontal separation per Sec. 510.2 to
               separate buildings of different construction types.
               The project involves a tenant build-out for the Cake Bake Shop, which includes 3,800 sq ft
               main (2nd) level restaurant, retail bakery and commercial kitchen - this also includes a 1,200
               sq ft enclosed dining addition on the existing plaza occurring over the existing garage.

<u>DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:</u>

               1=Non-compliance with the rule will not be adverse to the public health, safety or w

   [1]
               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 in which the Cake Bake Shop tenant space occurs is protected throughout
               with an automatic sprinkler system per NFPA 13, which will be extended into the 1,200 sq ft
               addition.
               2. The existing parking garage is also protected throughout with an automatic sprinkler
               system per NFPA 13.
               3. Based upon automatic sprinkler protection in both buildings, the 1.5-hour separation will
               provide an adequate separation between the 2 buildings for this relatively small addition.

<u>DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:</u>

   [   ]   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: The existing 1.5 hour concrete deck was designed as the roof of the garage, as required for
               a Type IA building. This roof also serves as an open-air plaza above, on which the proposed
               addition will be constructed. At the time of design and initial construction of the 4-story
               building, the prospect of a small addition on the plaza was unforeseen. The addition is
               necessary to accommodate the needs of the Cake Bake Shop tenant, which will also lease
               space on the lower level of the building for their non-retail bakery operation. At this point it is
               not feasible to upgrade the concrete deck to a 3-hour rating.