Owner / Applicant Information

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Project Information

Indiana University Bicentennial Carillon
East 10th Street and North Fee Lane

Bloomington IN 47408

County MONROE

Project Type New [Y] 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: 3172330307 Email: jgerstbauer@co.monroe.in.us

Local Fire Official

Phone: 3172330307 Email: clappt@bloomington.in.gov

Variance Details

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

1009.10, 2014 IBC

Conditions: The spiral stair providing access to the playing cabin level of the Bicentennial Carillon tower on the IU campus will not have landings every 12 vertical feet. The The Carillon tower will 1st landing occurs 60 feet above grade, with landings occurring at 18-ft intervals thereafter.have a single occupied area of approximately 100 sq ft (playing cabin) at the 96-ft elevation where the bells are played manually by a single person.

The tower is classified as U Occupancy per Sec. 312.1, a ¿tower¿ considered a Class I structure. The existing Carillon has been played 4 times per year typically. The Carillon will replace the existing concrete structure which was constructed in 1970.

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

[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. There is an exception to Sec. 1009.10 which does not restrict the height between landings for a spiral stair used as a means of egress from technical production areas (associated with theater stages). The stair serving the Carillon will be used less frequently than this type of use.
2. The structure will be of steel and limestone construction, entirely noncombustible construction.
3. Based upon the very minimal and infrequent occupancy of the structure and lack of fire hazard, the increased height between landings will not be adverse to safety.

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.

[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.

[ ] 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: Providing landings every 12 feet will unnecessarily complicate the design of the stair serving the single small area.

Variance Details

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

1021.1, 2014 IBC

Conditions: A single egress stair will be provided from the playing cabin. The IBC does not have a specific exception permitting a single exit applying to this type of structure (U Occupancy). The Carillon tower will have a single occupied area of approximately 100 sq ft (playing cabin) at the 96-ft elevation where the bells are played manually by a single person.
The tower is classified as U Occupancy per Sec. 312.1, a ¿tower¿ considered a Class I structure. The existing Carillon has been played 4 times per year typically. The Carillon will replace the existing concrete structure which was constructed in 1970.

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Facts: 1. The Carillon tower is not accessible to the public, nor to anyone else other than the person playing the Carillon or maintenance personnel as the need may infrequently arise.
2. The structure will be of steel and limestone construction, entirely noncombustible construction.
3. Based upon the very minimal and infrequent occupancy of the structure and lack of fire hazard, the use of a single egress stair will not be adverse to safety.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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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 projected area of the Carillon tower does not afford the necessary space for the construction of a 2nd stair.

Variance Details

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

Table 503, 2014 IBC

Conditions: The height of the new Bicentennial Carillon tower on the IU campus will be 162 feet in height. Based upon Type IIB Construction (nonrated, noncombustible), the allowable height is 55 feet.

The tower is classified as U Occupancy per Sec. 312.1, a ¿tower¿ considered a Class I structure. The Carillon tower will have a single occupied area of approximately 100 sq ft at the 96-ft elevation where the bells are played manually by a single person. The existing Carillon has been played 4 times per year typically. The Carillon will replace the existing concrete structure which was constructed in 1970.

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Facts:

1. The structure will have virtually no fire load, and only one small enclosed area.
2. The structure will be of steel and limestone construction, entirely noncombustible construction.
3. Based upon the very minimal occupancy of the structure and lack of fire hazard, the increased height will not be adverse to safety.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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[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.

[ ] 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 tower cannot feasibly accommodate the function of the Carillon with a restrictive height.

Variance Details

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

1008.1.5, 2014 IBC

Conditions: The door providing access to and egress from the upper levels of the Carillon tower will open onto 2 risers 9 inches in height each, in lieu of a level landing. The Carillon tower will have a single occupied area of approximately 100 sq ft (playing cabin) at the 96-ft elevation where the bells are played manually by a single person.

The tower is classified as U Occupancy per Sec. 312.1, a ¿tower¿ considered a Class I structure. The existing Carillon has been played 4 times per year typically. The Carillon will replace the existing concrete structure which was constructed in 1970.

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

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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 Carillon tower is not accessible to the public, nor to anyone else other than the person playing the Carillon or maintenance personnel as the need may infrequently arise.
2. The structure will be of steel and limestone construction, entirely noncombustible construction.
3. Based upon the very minimal and infrequent occupancy of the structure and lack of fire hazard, the planned condition at the entrance door will not be adverse to safety.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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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 risers at the base of the Carillon tower are an important design feature.