

Owner / Applicant Information

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Project Information

Stadium Facility for Tabernacle Presbyterian
418 E 34th St

INDIANAPOLIS IN 46205

County MARION

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

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

IDHS Issued Correction order? ☒ No Has Violation been Issued? ☒ yes

Violation Issued by: LBD

Local Building Official

Phone:

Email:

Local Fire Official

Phone:

Email:

Variance Details

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

2014 IBC Sec. 1109.12.3

Conditions:

Concessions and ticket counters were installed at 37 inches in height. Code requires service counters to be accessible, which requires a maximum of 36 inches in height.

The building is classified as an A-5 Occupancy because of the connected outdoor bleacher seating. The interior of the structure is used for concession, restrooms, and storage with a rooftop press box. The press box is accessible only via a keyed access door and roof hatch by Staff. The facility is used to support outdoor soccer and football events.

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 stadium is owned and operated by the church. The 1" difference in height will not be adverse to public welfare.

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:

Construction is complete. The issue was cited at final inspection. It is a cost hardship to rebuild the concession and ticket counters.

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC Sec. 1013

Conditions: Compliant guards are not provided at a roof hatch, walking path to press box and HVAC unit located within 10 feet of the edge of the roof. The access side of the hatch is 9'6" from the west edge of the roof and has a compliant guard between the hatch and east edge of the roof. Parapets were designed to protect the walking path to the press box and the area with HVAC unit. The west parapet was constructed at between 39-3/4" and 40-1/4" above the roof. The east parapet is 37-1/2" above the roof due to tapered roof insulation. Code requires guards to be 42" above the roof.

The building is classified as an A-5 Occupancy because of the connected outdoor bleacher seating. The interior of the structure is used for concession, restrooms, and storage with a rooftop press box. The press box is accessible only via a keyed access door and roof hatch by Staff. The facility is used to support outdoor soccer and football events.

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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Facts: 1. Compliant guards are provided at the access side of the roof hatch.
2. Parapets with a minimum 37-1/2 inches are provided on both sides of the roof between HVAC unit and roof edge and between walking path and roof edge.
3. The roof is low slope - 1/4 inch per foot.
4. The height of the roof is less than 11 feet above grade below.

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: Construction is complete. The issue was cited at final inspection. It is a cost hardship to build up the parapets and add additional guards.

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC Sec. 1010

Conditions: An exterior ramp does not have a landing on both sides of a gate and handrails are not continuous and do not extend beyond the top/bottom of the ramp runs. Compliance with Section 1010.7 requires landings at the top and bottom of ramps, and at gates. Compliance with Section 1010.9 requires handrails to comply with Section 1012, which requires handrails to be continuous and extend 12" beyond the top and bottom of ramps.

The project involves construction of a new stadium facility. The facility is used to support outdoor soccer and football events.

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 stadium is owned and operated by the church.

The gate will be open at all times the stadium is in use. The gate would interfere with the use of continuous handrail and extensions between ramp runs.

Handrail extensions would obstruct the landings/walkway at the bottoms of the ramps.

Adding a landing on both sides of the gate would cause an increase in the slope of the ramps, making them less accessible and steeper than permitted.

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.

Y

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:

Construction is complete. The issue was cited at final inspection. Adding an additional landing would create a less accessible ramp, causing the ramps to be steeper than permitted. Handrail extensions would interfere with the current landing/walkways and would be blocked when the gate is open, making the handrails practically useless, if not an obstruction. The gate will be open at all times when the stadium is in use.