

Owner / Applicant Information

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Project Information

Zore's Towing - Building 7
1300 N. Mickley Ave

INDIANAPOLIS IN 46224

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? ☒ 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)

2014 IBC 1104.4 Exc # 1

Conditions: A new B/S-1 Occupancy building of Type IIB construction, 16,000 square feet, 2-stories and mezzanine (mezzanine is utilized for record storage no work stations and normally not occupied) and sprinklered throughout will not be provided with an elevator. It has been interpreted the building requires an elevator by the City of Indianapolis based on having a 3rd level mezzanine that is 1,500 square feet.

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 with an automatic fire suppression system per NFPA 13, 2010 Edition.
2. Indiana Amendment to Section 1104.4 reads in part ¿elevators are not required in facilities that are less than 3 stories in height or that have less than 3,000 square feet per story¿ The proposed project is a 2-story and mezzanine, thus elevator is not required. Even if there were a 3rd story the 2nd and 3rd floors are less than 3,000 square feet, thus would not require an elevator as well.
3. Based upon our interpretation a variance is not required.

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:

The owner's undue hardship involves the requirement for an elevator for a space that is a mezzanine and less than 3,000 square feet and not a normally unoccupied space.