

Owner / Applicant Information

Jeff Hollkamp
Ivy Tech Community College of Indiana
4475 CENTRAL AVENUE

COLUMBUS IN 47203

Phone 8123729925

Email JHOLLKAM@IVYTECH.EDU

Submitter Information

Edwin Rensink
RTM Consultants Inc
6640 Parkdale Place

Indianapolis IN

Phone 3173277700

Email rensink@rtmconsultants.com

Designer Information

Sarah Hempstead
Schmidt Associates
415 Massachusetts Avenue

Indianapolis IN

Phone 3172636226

Email shempstead@schmidt-arch.com

Project Information

Ivy Tech Columbus AITC Building Renovation
2565 Grissom Street

Columbus IN 47203

County BARTHOLOMEW

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)
505.2, 2014 IBC

Conditions: The clear height from the floor of the new mezzanine to the existing ceiling above will be 6'6". Code requires a minimum of 7' above and below a mezzanine. The mezzanine will be used for storage only and will be approximately 910 sq ft in area.
The project scope includes limited interior renovation, including expansion of the existing welding lab and construction of new partitions to create 2 new classrooms, as well as construction of the subject mezzanine. The building is classified as B Occupancy and Type VB Construction.

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 mezzanine will be used for storage only, and is therefore normally unoccupied.
2. Signage will be provided at the bottom of the stair giving access to the mezzanine and at the top of the stair indicating the ceiling clearance.

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: The owner has requested additional headroom in the classroom below. The interior building height of 15'10" provides limited clearance to satisfy the mezzanine height requirement. The additional storage capacity is needed to satisfy program requirements.