

Owner / Applicant Information

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Project Information

Tom Wood Toyota
6408 Crane Dr

ZIONSVILLE OH 46077

County BOONE

Project Type New ☐ 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: LBD

Local Building Official

Phone: Email:

Local Fire Official

Phone: Email:

Variance Details

Code Name: 2014 IBC

1103.2.3

Conditions: There is a small tool room in the North East Corner of the Service Workshop, there is platform vehicle lift outside this room. This lift lifts cars up to a display space on the second level. When the lift is in the down position, which is only when cars are being loaded, the platform blocks the swing of the interior exit door out of this space. We received a revised State Design release on 1/18/2018 that added an exterior door out of this tool room space, however since this time the cost of these modifications has deemed this to not be a viable option. This variance request is being place to remove the currently installed interior swinging door > add a security roll-up door, or security gate system in its place > develop a standard operating procedure for the lift that ensures that no one is in the tool room when the lift is being operated.

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: There will be a standard operating procedure posted on the lift controls which will be only located on the 1st floor on the South West post (the currently installed lift controls on the 2nd level will be removed). From this location, the operator will have direct line of sight to the tool room entrance. An additional electrical disconnect to the lift power switch will be added to the lift under the controls that will be locked at all times, and unlocked only during vehicle loading. The SOP will spell out that the operator is to check the tool room for occupancy prior to operating the lift > unlock the disconnect for lift power > load a vehicle on the lift > raise or lower the lift > Always keep the lift in the up position when finished > Lift can be down only when loading / unloading vehicles from the second floor display space. Removing the currently installed swinging door and replacing with a security roll-up door or gate that will remain open during business hours, will provide even more visibility into the tool room when the lift is being operated.

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.

☐

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: Adding the exterior door will require a considerable amount of work to do it correctly. The tool room is not a regularly occupied space and is quite small. During business hours the opening to the tool room will be opened and unsecured.

