

Owner / Applicant Information

Paul W Griggs
208 S. 4th Street, LLC
800 MAIN ST

LAFAYETTE IN 47901

Phone 7049425437

Email PAUL.GRIGGS@GOLDSAILCAPITAL.COM

Submitter Information

Melissa Tupper
RTM Consultants, Inc.
6640 Parkdale Place

Indianapolis IN

Phone 3173297700

Email tupper@rtmconsultants.com

Designer Information

Ryan C. C Justak
ARKOR Architects & Engineers
117 N. 4th Street

Lafayette IN

Phone 3154294070

Email ryan@arkor-inc.com

Project Information

208 S. 4th Street - Building Remodel
208 S. 4th Street

Lafayette IN

County TIPPECANOE

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

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

IDHS Issued Correction order? ☐ Has Violation been Issued? ☐

Violation Issued by: NA

Local Building Official

Phone: 7658071043

Email: mgick@lafayette.in.gov

Local Fire Official

Phone: 7658071043

Email: blalkire@lafayette.in.gov

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC, 1026.5

Conditions: A new exterior open stair will be located approximately 6 feet from the property line to the North. Code requires exterior exit stairs to have a minimum fire separation distance of 10 feet.

The project involves a renovation of and addition to an 3-story existing building. The 1st floor is a restaurant, the 2nd and 3rd floors are apartments. The building will be sprinklered throughout.

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 adjacent property to the north is a parking lot with no buildings within 10 feet of the proposed exterior open stair.

The exterior stair will be modified to comply with current code if a building is constructed on the adjacent lot to the North within 10 feet of the exterior stair.

The building will be sprinklered throughout.

This has been reviewed with the local fire and building officials and they are not opposed to the variance.

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: The hardship is the cost involved to provide a rated separation for the stair when there are no buildings within 10 feet of the stair at this time and there are not any planned in the near future.