

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)
ANSI A117.1 Sec. 505.3

Conditions: Handrails will not be continuous the full length of the ramp. A gate is provided across the ramp that will interrupt continuity. Code requires handrails to be continuous the full length of ramp runs.

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.

A handrail will be provided on the gate and extended to the existing landing and adjacent ramp run.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

Y

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 of the ramp and stadium fence is complete. Continuous handrails cannot be provided with the gate across the ramp. The gate is necessary for security of the stadium. Moving the gate and/or installing landings at the gate to allow a break in the handrail continuity is a significant cost hardship.

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC Sec. 1008.1.5

Conditions: An exterior ramp does not have landings at a gate. Landings are required on both sides of gates.

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

1=Non-compliance with the rule will not be adverse to the public health, safety or w
- 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.

A handrail will be provided on the gate and extended to the existing landing.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

- Y

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. Adding a landing on both sides of the gate would cause an increase in the slope of the ramp, causing the ramp to be steeper than permitted. The ramp cannot be regraded to allow for the landings without affecting existing drainage facilities at the stadium. The gate will be open at all times when the stadium is in use.

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 facility is used to support outdoor soccer and football events.

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

- 1

1=Non-compliance with the rule will not be adverse to the public health, safety or w
- 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

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 operated by the church. It is not required to comply with federal ADA regulations.

The ticket counter window will be corrected to comply. Concession services can be provided at this window if someone needs accommodation and cannot use the 37" counters.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

- ☒ Y
- 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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- ☒ 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 concession window counters are connected to counter tops inside the concession work area, so it is not as simple as lowering the window counter. We have explored the option of correcting grade outside the windows and cannot correct it while maintaining slope requirements without affecting drainage facilities. It will cost at least \$12,000 to correct the concession windows. The same services that are provided at the concession windows can be provided from the corrected ticket window.