

Owner / Applicant Information

Scott Burton  
Peace Water Winery  
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Project Information

Peace Water Winery  
747 N College Avenue  
Suite B  
Indianapolis 46202

County MARION

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? ☒ yes

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)  
IBC 2014: 2902.3.6

Conditions: 

The clearance in front of the non-accessible water closet is 28.5" to the wall. This does not comply with the Indiana Building Code 2014 stating that (30) inches is required between the water closet and a front wall.

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 existing clearance between the water closet and front wall is 28.5". This distance falls below the 2014 IBC Code which requires 30 inches.

However, this distance is still well above the international code requirement of 21" between a water closet and a front wall. This issue does not cause any public health or safety issues.

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.

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:

The water closet is already in place and the toilet flange was placed into the concrete floor, therefore the flange cannot be moved without removing the flooring and concrete slab. The only alternative would be to move the existing wall which would lead to excessive costs of moving the wall, ceiling, and all utilities running through and above the wall. The wall would also not be able to be moved due to the HVAC unit sitting within the utility closet on the other side of the wall. While the distance between the water closet and wall is 1.5" below the code requirement, it is still 7.5" larger than the required distance in the international building code.