

Owner / Applicant Information

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Project Information

West Baden Springs Hotel
8538 West Baden Springs

West Baden Springs IN 47469

County ORANGE

Project Type New ☐ Addition ☐ Alteration ☐ Existing ☒ Y 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: Elevator Safety Code 2007

2.1.6

Conditions: 1904 historic elevator has ledges and edges in the hoistway. DC motor and controls are being changed to AC motor and controls. Some believe the entire elevator system must comply with the entire elevator code.

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. Historic elevator has existed for over 114 years.
2. There have been some bevels installed that do not meet the 75 degree requirement.
3. GAR 675 IAC 12-4-12 does not require the entire elevator system to meet current code with the motor change out.
4. Public Law 8-1984 does not allow authorities to require compliance for conditions not cited before June, 1984.

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.

☐ Y

Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.

☐ Y

Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure

Facts: Historic elevator has existed for over 114 years. Compliance with current code is not required.

Variance Details

Code Name: Elevator Safety Code,2007

2..1.1.2

Conditions: 1904 elevator will have DC motor and controls replaced with AC motor and controls. Some believe the observation elevator with glass in cab and hoistway needs to meet current code for marked laminated glass. Existing glass will remain.

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. Elevator is historic, existing for over 114 years. First Indiana elevator was early 1970's.
2. General Administrative Rules 675 IAC 12-4-12(b) do not require entire elevator system to meet current code.
3. Public Law 8-1984 does not authorities to require compliance for conditions not cited before June, 1986.

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.

☒

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: Elevator has existed for approximately 114 years. Compliance with all code requirements is not required for motor change out.

