

Owner / Applicant Information

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Designer Information

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Project Information

Ivy Tech Muncie Star Press Building
125 South High Street

Muncie IN 47305

County DELAWARE

Project Type New ☒ Y Addition ☐ Alteration ☐ Existing ☐ 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: Other Code (Not in the list provided)
1009.3, exception 4, 2014 IBC

Conditions: The floor opening at the 2nd and 3rd floor levels will exceed the permitted area of twice the projected area of the stair within the floor opening. The area at the 2nd floor level will be approximately 4 times the area of the stair, and will be approximately 3.4 times the area of the stair.
The project involves construction of a new 3-story building that will include space for the culinary school, café, 3rd floor community room, and administrative and student service functions. Student functions will include enrollment, assessment, testing, and orientation.

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. The building will be protected throughout with an automatic sprinkler system per NFPA 13.
2. A minimum 18-inch draft curtain will be provided at each floor opening, with sprinklers spaced at 6 feet on center around the opening.
3. Two (2) enclosed exit stairs are provided, in addition to the unenclosed exit access stairway.
4. Maximum travel distance to an enclosed stair or an exterior exit will be approximately 125 feet for B Occupancy spaces (300 feet permitted), and approximately 75 feet for A Occupancy spaces (250 feet permitted).
5. Similar variances have been previously approved, including 17-01-44a, 16-11-28a, 15-10-33b, 15-07-16, 14-12-39, and 14-03-31.

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.

☐ 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 stair will provide a visual connection between floors and promote vertical circulation without having to use the elevator.