

Owner / Applicant Information

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Project Information

608 N Dunn Mixed Use

608 North Dunn Street

BLOOMINGTON IN 47408

County MONROE

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

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

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

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)  
1021.1, 2014 IBC

Conditions: A single exit will be provided from the rooftop deck area of approximately 612 sq ft. Code requires two exits from an occupied roof. The deck is for use by the building tenants.

The project is a new 3-story apartment building with a total of 6 dwelling units and office space on the 1st floor. The building will be of Type VB Construction and will be protected throughout by an NFPA 13R sprinkler system.

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. Travel distance to the 1-hour enclosed exit stair is a maximum of 49 feet. The exit stair will discharge directly to grade.

2. Fire alarm notification devices and emergency egress lighting will be provided at the roof level for the benefit of roof deck occupants.

3. The building is protected throughout by an NFPA 13R sprinkler system.

4. The calculated occupant load of the roof is 41 occupants.

5. Similar variances have been granted for other residential and office projects, including 16-04-17a, 05-08-24, 13-08-39 and 13-05-39.

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: Hardship is the cost provide a 2nd stair for a building that otherwise only requires one exit stair.