

Owner / Applicant Information

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Designer Information

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Project Information

Cochran Exteriors Int Addition and Renovation  
8461 Castlewood Drive

Indianapolis IN

County MARION

Project Type New  Addition  Alteration  Existing  Change of Occupancy

Project Status  U 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)  
2014 IBC, 712.1.8

Conditions: 

The variance request is to permit a floor opening that connects two stories and is open to the corridor.  The project involves a 2nd story addition to and renovation of the existing 1-story office portion of the building. The existing building is a 1-story office and warehouse. The building is Type IIB Construction. The 1st floor of the office is 7,211 square feet and the 2nd floor will be 4,865 square feet. The warehouse is 8,077 square feet and will be separated from the office by a 3-hour fire barrier.
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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. There are 2 open stairs that are permitted by code. 2. A fire alarm system will be installed throughout the office area, not required by code. 3. A smoke detection system will be installed in the corridors and areas open to the corridor in the office area, not required by code. 4. The maximum travel distance to an exit is approximately 85 feet, code permits 200 feet.
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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 2-story opening is desired by the owner to allow natural light throughout the office area and make the space feel more open. The opening is not adverse, since both stairs are permitted to be open, a fire alarm system will be provided with corridor smoke detection in the office area.
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Variance Details

Code Name: Other Code (Not in the list provided)

2014 IBC, 1018.1

Conditions: The variance request is to permit the new corridor walls, doors, and windows to be non-rated construction. Based upon an occupant load of 30 or more, fire-rated corridor construction is required. The project involves the renovation of and addition to an existing office space.

The project involves a 2nd story addition to and renovation of the existing 1-story office portion of the building. The existing building is a 1-story office and warehouse. The building is Type IIB Construction. The 1st floor of the office is 7,211 square feet and the 2nd floor will be 4,865 square feet. The warehouse is 8,077 square feet and will be separated from the office by a 3-hour fire barrier.

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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. A fire alarm system will be installed throughout the office area, not required by code.

2. A smoke detection system will be installed in the corridors and areas open to the corridor in the office area, not required by code.

3. The maximum travel distance to an exit is approximately 85 feet, 200 feet is permitted by code.

4. NFPA 101, Life Safety Code, Sec. 38.3.6, exc. 2, permits non-rated corridors in a B Occupancy tenant space since it is a "space occupied by a single tenant".

5. Similar variances have been granted for office build-outs, including 11-06-32, 12-10-28, 13-03-45, 14-02-10, 14-03-32, 15-08-30, and 17-10-42.

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Facts: The hardship is the cost providing floor-to-deck fire partitions to separate the corridor. The proposed design utilizes many windows in the offices and meeting rooms from the corridor to provide for natural light, providing rated glass would be extremely expensive.

