

Owner / Applicant Information

Pankaj K Patel, PE  
The Trustees of Indiana University  
1800 NORTH RANGE ROAD

BLOOMINGTON IN 47408

Phone 8128128551

Email PPATEL@INDIANA.EDU

Submitter Information

Carrie Ballinger  
RTM Consultants, Inc.  
6640 Parkdale Place, Ste J

Indianapolis IN

Phone 3173297700

Email ballinger@rtmconsultants.com

Designer Information

Jonathan R Hess  
Browning Day Mullins Dierdorf  
626 North Illinois Street

Indianapolis IN

Phone 3176355030

Email jrhess@bdmd.com

Project Information

Indiana University Bicentennial Carillon  
East 10th Street and North Fee Lane

Bloomington IN 47408

County MONROE

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)  
2014 IBC Sec. 1013.4

Conditions: Guards provided in the Bicentennial Carillon tower on IU campus will have greater than 4 inch openings. Openings will be a maximum of 21 inches. The IBC does not have a specific exception permitting 21 inch openings for this type of structure (U Occupancy).

The tower is classified as U Occupancy per Sec. 312.1, a "tower" considered a Class 1 structure. The Carillon tower will have a single occupied area of approximately 100 sq ft at the 96-ft elevation where the bells are played manually by a single person. The existing Carillon has been played 4 times per year typically. The Carillon will replace the existing concrete structure which was constructed in 1970.

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

1

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. Exception 4 in Section 1013.4 allows a maximum opening size of 21 inches for guards in areas not open to the public in Group F and S occupancies. The occupancy and frequency of use of the Group U tower is less than typical S and F occupancies.

2. The Carillon tower is not accessible to the public, nor to anyone else other than the person playing the Carillon or maintenance personnel as the need may infrequently arise.

3. Based upon the very minimal and infrequent occupancy of the structure, the guards provided will not be adverse to safety.

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: It is a cost hardship to provide additional rails on guards that are protecting an area with minimal occupancy, and not occupied by the public.

Variance Details

Code Name: Other Code (Not in the list provided)  
2014 IBC Sec. 1009.15

Conditions: Stairs at the base of the Bicentennial Carillon tower on IU campus will not have handrails.

The tower is classified as U Occupancy per Sec. 312.1, a "tower" considered a Class 1 structure. The Carillon tower will have a single occupied area of approximately 100 sq ft at the 96-ft elevation where the bells are played manually by a single person. The existing Carillon has been played 4 times per year typically. The Carillon will replace the existing concrete structure which was constructed in 1970.

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

1

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. Previous variance 18-02-35(d) was approved to allow the steps in lieu of landing at the entrance door. Handrails are not required at landings.
2. The Carillon tower is not accessible to the public, nor to anyone else other than the person playing the Carillon or maintenance personnel as the need may infrequently arise.
3. Based upon the very minimal and infrequent occupancy of the structure, the lack of handrail will not be adverse to safety.

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.

☐

Y

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

Facts:

The risers at the base of the Carillon tower are an important design feature. Adding handrails will negatively affect the aesthetics of the design, while the lack of handrail is not adverse to safety.