

Owner / Applicant Information

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Project Information

New Office Building - Heartland Environmental
1324 E 16th St

Indianapolis IN 46202

County MARION

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

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

IDHS Issued Correction order? ☒ No Has Violation been Issued? ☒ yes

Violation Issued by: LBD

Local Building Official

Phone:

Email:

Local Fire Official

Phone:

Email:

Variance Details

Code Name:

2009 ANSI A117.1-606.3

Conditions:

We have a lounge / break room to be used by staff only. At one end of the room we have a wall of cabinetry with a counter and sink. The counter / sink is at 36" height. The code states "606.3 Height. The front of lavatories and sinks shall be 34 inches maximum above the floor, measured to the higher of the roun or counter surface.

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:

The nature of environmental engineering demands on site supervision on sites that are typically not manuveralbe by individuals with disabilities inflicted with mobility challenges. The applicant feels that it is not likely that he will have a staff member with such disability. Adjacent to the lounge, is a fully ANSI compliant staff / public use restroom. Also provided is an eletric water cooler to provide drinking water to all individuals including those with disabilities. The applicant is committed to renovating the lounge sink to meet the ANSI rule in the future if an individual with a disability joins the staff

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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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.

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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:

We chose to place the sink at 36" so we could have a continueous counter with less joints and less area for water to penetrate and damage the material. The inclusion of an adjacent dishwasher would have made it not possible to set the entire counter at 34". At this point it will be a financial hardship to tear out and replace the counter and a portion of the cabinetry. Finally, I would like to note that neighter the state nor city review officials made any comment about the non-compliant sink height during reviews. The issue did not come up until final inspection by the city - at which point all work was finished.