

Owner / Applicant Information

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Project Information

TWG Ford Building Renovation
1301 E Washington 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? 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)
1014.3, 2014 IBC

Conditions: The common path of egress travel from the proposed IMOCA (Indianapolis Museum of Contemporary Art) tenant space will be approximately 120 feet - code limit is 100 feet. The historic Ford building was recently purchased by TWG Development, and will be developed for multi-family housing. The 1st floor will be used as offices for TWG, and will also have two (2) commercial tenant spaces. The building was originally constructed in 1914 and consists of a 4-story concrete frame and floor structure. The building was used for car and truck production from 1915-1932, and for parts, service, and auto sales after that until 1942. The building was sold to the battery maker PR Mallory in 1942. Indianapolis Public Schools bought the property in 1979 and used it for storage. The 4-story building is classified as Type IB Construction.

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 IBC permits up to 125 feet for R-2 Occupancy. The proposed condition will be no less safe than a code-complying condition for an R-2 Occupancy.
2. The building will be protected throughout with a sprinkler system per NFPA 13.

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: Imposition of the rule would require a 2nd exit from the space. Based upon historical tax credit status for the building, additional exterior doors at the front of the building are not permitted.

Variance Details

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

1004.1.2, 2014 IBC

Conditions: The proposed IMOCA (Indianapolis Museum of Contemporary Art) tenant space will have a posted occupant load of 49 for purposes of design occupant load for egress in lieu of a calculated occupant load. The calculated occupant load is 59 based upon a net exhibit area of 1,767 sq ft.
The historic Ford building was recently purchased by TWG Development, and will be developed for multi-family housing. The 1st floor will be used as offices for TWG, and will also have two (2) commercial tenant spaces. The building was originally constructed in 1914 and consists of a 4-story concrete frame and floor structure. The building was used for car and truck production from 1915-1932, and for parts, service, and auto sales after that until 1942. The building was sold to the battery maker PR Mallory in 1942. Indianapolis Public Schools bought the property in 1979 and used it for storage. The 4-story building is classified as Type IB Construction.

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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 space will not easily accommodate more than 30 or 40 occupants based upon the space taken up by exhibits.
2. Sec. 1004.2 of the un-amended International Building Code permits the actual occupant load to be used in lieu of the calculated occupant load where approved by the code official.
3. The building will be protected throughout with a sprinkler system per NFPA 13.

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: Imposition of the rule would require a 2nd exit from the space. Based upon historical tax credit status for the building, additional exterior doors at the front of the building are not permitted.

Variance Details

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

Table 601, 2014 IBC

Conditions: Exposed existing structural steel columns and beams occur in the center bay of the building, and are proposed to remain exposed. The steel columns occur on the 1st floor supporting the 2nd floor, and beams occur on floors 1, 2 and 3 supporting floor assemblies above. Based upon the Type IB Construction assigned to the building, 2-hour structure is required. The historic Ford building was recently purchased by TWG Development, and will be developed for multi-family housing. The 1st floor will be used as offices for TWG, and will also have two (2) commercial tenant spaces. The building was originally constructed in 1914 and consists of a 4-story concrete frame and floor structure. The building was used for car and truck production from 1915-1932, and for parts, service, and auto sales after that until 1942. The building was sold to the battery maker PR Mallory in 1942. Indianapolis Public

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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. The building will be protected throughout with a sprinkler system per NFPA 13. A sprinkler will be provided at the top of columns to spray the web of the steel. This method of protecting structural steel is recognized in various NFPA standards, including NFPA 15, *Standard for Water Spray Fixed Systems for Fire Protection*, (for steel supporting flammable liquid storage tanks and other applications), NFPA 13, *Standard for the Installation of Sprinkler Systems*, (for structural steel in rack storage buildings), and NFPA 409, *Standard on Aircraft Hangars*, (for structural columns). The application of water will absorb the heat from a fire impinging upon the column, providing sufficient cooling to protect the steel from structural failure.
2. The sprinkler system design in areas of unprotected steel will be provided with a design density increase of 50% above the minimum required for light hazard occupancy - 0.15 gpm per sq ft in lieu of the minimum 0.1 gpm per sq ft. Sprinklers will be at light hazard spacing.
3. Similar variances have been granted for structural steel supporting floor assemblies, including 16-12-61, 16-05-46, and 15-10-39a, as well as for steel supporting roof assemblies including 18-03-70b, 17-12-54d, 17-06-24a, 17-05-43a, 16-03-53, 15-11-11c, 15-01-28a, and 14-03-15c.

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.

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

Facts:

Exposed steel is desired as part of the industrial aesthetic of the building. The cost to provide intumescent coatings for the steel in question is prohibitive.