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Project Information

130 East Washington Street Rooftop Deck
130 E Washington St

INDIANAPOLIS IN 46204

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)

2014 IBC Sec. 603.1

Conditions: The new rooftop deck will have combustible components (wood joists tied to steel frame, and composite decking). Code requires building elements in structures of Type IB construction to be non-combustible. The deck does not meet any of the specific exceptions listed in Section 603.1 for combustible materials in Type I construction.

The project involves construction of a tenant amenity rooftop deck. The 130 East Washington Street building is an existing 12-story structure occupied by offices tenants on the upper levels. The west half of the building was constructed in 1928 as a bank building. The east half was added in 1967.

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 deck is being built over the existing roof assembly. The deck will not reduce the rating of the existing roof.
2. The wood joists will be fire retardant treated (see attached manufacturer data sheets)
3. The decking is a composite mixture of wood fiber and plastics, and has Class B rating (see attached manufacturer data sheets).
4. The code permits roof assemblies in Type IB to be fire retardant treated wood, and would permit roof coverings to be Class B. Chapter 15 permits rooftop structures in Type IB to be fire retardant treated wood construction. Considering the code specifically allows similar construction in Type IB buildings to be of combustible materials, the proposed rooftop deck 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.

☒ 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.

☒ 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: The hardship is the excessive cost to provide noncombustible deck construction for the rooftop deck, while the code permits combustible materials in rooftop construction.

