

Owner / Applicant Information

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Project Information

Monon and Main Mixed Use Development
211 W Main St

CARMEL IN 46032

County HAMILTON

Project Type New ☒ Y 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. 1008.1.9

Conditions: Egress doors from patio seating area leading into the building will have a deadbolt lock (no latch) to permit the doors to be locked after business hours.

The project involves construction of a new mixed use building with restaurant tenant on the 1st floor. The tenant space is classified A-2 Occupancy. The building is classified Type IIB 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. A 2nd means of egress from the patio is provided to exterior without required travel back through the building.
2. The door to the building will be unlocked to permit free egress during the time that the tenant space is occupied and open for business to the public.
3. A sign will be provided at the door on the patio side stating "This door to remain unlocked during business hours."
4. The door will not have a latch and will permit free egress during occupancy by the public.
5. The building is protected throughout with a sprinkler system per NFPA 13.
6. Similar variances have been granted previously for exterior areas to prevent entry after hours, including 17-07-54b, 09-07-45a, 08-06-08, 06-12-14, 05-11-36, and 04-02-28.

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: Leaving the door in question unlocked from the exterior 24/7 will leave the building vulnerable to entry by thieves or vandals when the building is not occupied. The patio is open to the public way and could easily be accessed after hours.