

Owner / Applicant Information

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Project Information

Office Remodel for Fat Butter Investments
960 Logan St
Suite 200
Noblesville IN 46060

County HAMILTON

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

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

IDHS Issued Correction order? ☐ Has Violation been Issued? ☐

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, 712.1

Conditions:

The office building will have unprotected floor openings connecting 3 stories. Shaft enclosures are required for floor openings connecting more than 2 stories, or otherwise meet one of the vertical opening applications listed in Section 712.1.1 through 712.1.18.

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

- 2

1=Non-compliance with the rule will not be adverse to the public health, safety or w

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 monitored smoke detection system will be provided throughout all floors of the office tenant space, not required by code.
2. The 3rd floor space will be limited to a maximum occupant load of 10.
3. There are two exits from the 2nd floor and a 3rd exit will be provided.
4. The 1st floor area open to the 2nd floor is an entry lobby to the office space and a stair to the exterior from the 2nd floor that is not open to the rest of the 1st floor.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

- Y

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:

There is no practical means of complying with the vertical opening requirements in the code. The 1st floor area open to the 2nd floor is an entry lobby to the office space and a stair to the exterior from the 2nd floor that is not open to the rest of the 1st floor.

Variance Details

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

2014 IBC, 1021.2

Conditions: The variance request is to permit a single exit from the 3rd floor, code requires that at least two exits be provided.

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 monitored smoke detection system will be provided throughout all floors of the office tenant space, not required by code.
2. The 3rd floor space will be limited to a maximum occupant load of 10.
3. There are two exits from the 2nd floor and a 3rd exit will be provided.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

Y

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: The 3rd floor is constructed, there is no room to add a second stair.

Variance Details

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

2014 IBC, Table 503

Conditions: A 3rd floor has been added to an existing 2-story office building of Type VB construction. The allowable height of the building is 2 stories, per Table 503.

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 monitored smoke detection system will be provided throughout all floors of the office tenant space, not required by code.
2. The 3rd floor space will be limited to a maximum occupant load of 10.
3. The 1st and 2nd floors of the building are Type IIIB construction, which would permit the building to be 3-stories.

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 tear down and rebuild the 3rd floor so that the walls are non-combustible 2-hour rated construction in order to comply with Type IIIB construction.

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC, 1009.12

Conditions: The variance request is to permit the spiral stair to serve as a means of egress from the 3rd floor. The code permits spiral stairs from a space not more than 250 square feet in area and serving not more than five occupants.

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

2

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: space, not required by code.
2. The 3rd floor space will be limited to a maximum occupant load of 10.
3. There are two exits from the 2nd floor and a 3rd exit will be provided.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

- ☒ Y 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: The spiral stair is installed. The hardship is the cost to replace the stair as well as the square footage a standard stair will take up on the 2nd floor of the office space.