

Owner / Applicant Information

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Project Information

Bishop Simon Brute College Seminary 2nd Floor
2500 Cold Spring Rd

INDIANAPOLIS IN 46222

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)
708.4, 2014 IBC

Conditions: Dorm room demising walls for both the South and West Wings, and corridor walls for the South Wing will terminate at the new suspended gypsum board ceilings to be provided in lieu of extending entirely to the concrete roof deck above. The termination described for fire partitions is requested due to the penetration of the existing clay tile walls above the ceiling with new fresh air ducts, refrigerant cooling lines, and sprinkler piping. The project involves the reconstruction of a portion of the perimeter walls for the existing seminarian sleeping rooms on the 2nd floor, as well as provision of air conditioning for this area. The building was constructed in 1929 (addition in 1941) for the Carmelite Sisters, and sold to the Indianapolis Diocese in 2008 - at which time the Seminary was moved into the building.

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 new ceiling will consist of a layer of 5/8-inch Type X gypsum board suspended on metal hangars from the existing concrete roof structure. The assembly almost certainly will perform as a fire-rated roof-ceiling assembly - which would permit termination of the walls at the ceiling membrane. However, due to the archaic character of the existing construction there is no method of verifying the rating.
2. Automatic sprinkler protection will be provided in the project area associated with the variance request.

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: Imposition of the rule would require wholesale reconstruction of existing walls and/or protection of all penetrations above the ceiling. Due to the very tight space in which to work, it is not feasible to protect penetrations above the ceiling. Related Variance 18-05-51 was previously approved for some new corridor wall construction in the West Wing portion of the project. Upon demolition and assessment of existing conditions, the current variance was deemed necessary.

