

Owner / Applicant Information

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Project Information

Riverside High School  
3010 N White River Pkwy

INDIANAPOLIS IN 46208

County MARION

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

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

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

Violation Issued by: LBD

Local Building Official

Phone: 3173275529

Email: planreview.class1@indy.gov

Local Fire Official

Phone: 3173275529

Email: margie.bovard@indy.gov

Variance Details

Code Name: Other Code (Not in the list provided)  
905.4 2014 IBC

Conditions: An existing (1920's) historic building is going through a change of use to an Educational Facility (E). The existing standpipes have hose connections located at the main floor landings. Current code requires the hose connections to be located at the intermediate stair landings

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 entire building is protected throughout by an automatic fire sprinkler system per NFPA 13.  
2. NFPA 14 - Installation of Standpipe and Hose Systems allows outlets to be located on main floor landings, with approval of the local officials.  
All the standpipe hose connections in the building will be consistently located at the main floor landing.  
3.  
4. Other variances on standpipe locations on the main floor landings have been granted.

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.

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

Facts: The intermediate stair landings are small enough that having to install a hose connection would impede upon the path of egress.

Variance Details

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

2014 IBC 1013.6

Conditions: The new mechanical unit on the existing roof is located adjacent to the edge of the roof which is provided with an existing 32-36 inch parapet wall. In new construction, under the current IBC, 42 inch guards are required where equipment is located less than 10 feet from the edge of the roof.

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: 1. Safety anchors will be provided on the roof structure to provide secure tie-offs for maintenance personnel, in compliance with OSHA/ANSI requirements.  
2. The roof is accessed from a fixed ladder from the lower roof. See attached information.  
3. The 2018 International Building Code now contains an exception to the guardrail where personal fall arrest anchorage is provided per ANSI Z359.1

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.

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

Facts: This building is the former Heslar Naval Armory constructed between 1936-38. Great effort has gone into the preservation of the historic architectural character of the building. Altering the roof line should not be required when an safe and currently acceptable alternative is available.

