

Owner / Applicant Information

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Project Information

GEICO Corporate First Floor Renovation Phase 1
101 W. 103rd St.

Indianapolis IN 46290

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, 1008.3

Conditions: Turnstiles will be installed in the means of egress at three locations at an existing office 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. There are three other means of egress from the 1st floor that will not have turnstiles.
2. The barriers of the turnstile will automatically open in the direction of the exit when the fire alarm system is activated.
3. In the event of a loss of power to the unit, the barriers of the turnstile can be freely moved in either direction. When pushed or pulled to the open position the barriers will remain open.
4. The force it takes to push or pull the barriers, under normal operations, can be adjusted so that the barriers ¿break away¿ when the maximum holding force is reached, then will automatically reset to the closed position.
5. The turnstiles can be opened remotely by security personnel who monitor the building.
6. Each turnstile is 36" wide.
7. The building is sprinklered throughout and has an existing fire alarm system throughout.
8. These same turnstiles were approved for use at IPL: Morris Street Service Center, variance 18-06-59.

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: The turnstiles are necessary to monitor which employees are in the building at a given time.

Variance Details

Code Name: 1989 Indiana Building Code (675 IAC 13-2.1)
3303(e)

Conditions: The variance request is to permit exiting through an existing loading dock. This is an existing condition from when the building was constructed and is currently marked as an exit with exit signage. Without this as an exit the travel distance to an exit is approximately 428 feet, code permits 250 feet for assembly occupancies and 300 feet for business occupancies.

The project involves an office renovation. The existing building is classified as a B Occupancy, with accessory A Occupancy, 3-stories in height, and Type IIA construction.

Occupancy, with accessory A occupancy, 3-stories in height, and Type IIA 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. This is an existing condition. There is an exit 12 feet beyond the entrance to the loading dock.
2. The floor will be painted to indicate no storage in the area leading to the exit.
3. The building is sprinklered throughout in accordance with NFPA 13.
4. The building has an existing fire alarm system throughout.

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:

The hardship is the difficulty in providing another exit from the existing office building for an existing condition.