

Owner / Applicant Information

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Designer Information

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Project Information

Post House
Vine St

EVANSVILLE IN 47708
County VANDERBURGH
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?
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, 1007.2.1

Conditions: The elevator serving the 5-story building will not be provided with a standby power generator. Sec. 1007.2.1 requires at least one accessible means of egress in building 5-stories or more to be an elevator provided with emergency power backup per Sec. 1007.4. The project involves the construction of wood-frame, Type VA, apartments over a Type IA podium 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. An area of refuge, including a wheelchair space will be provided at each upper floor level landing in 1 stair enclosure serving each floor level. Areas of refuge in stairs or accessing elevators are not required in buildings protected throughout with an automatic sprinkler system.
- 2. The lower podium building will be protected throughout with an automatic sprinkler system per NFPA 13, and the Type VA building on floors 2-5 will be protected with a sprinkler system per NFPA 13R.
- 3. The provision of areas of refuge within stairs will provide an accessible means of egress at least equivalent to an elevator used as an accessible means of egress.
- 4. The elevators will have battery back-up provided in order to permit lowering of the elevators in the event of loss of power.
- 5. Accessible means of egress are not required by the federal Fair Housing Act.
- 6. The variance as requested has been approved at least 14 times previously for 5-story buildings, (18-02-25a), (18-01-25a), (17-09-46b), (17-07-45d), (17-06-64a), (16-11-39a), (16-08-59e), (16-06-34c), (16-02-47a), (11-01-43e), (14-10-55), (07-11-12c), (16-12-52b), and (16-12-53a).

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 cost to install and maintain an emergency generator on the site.

