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Project Information

IN064 Dental School Suite 301 Renovation
1121 W. Michigan Street

Indianapolis IN

County MARION

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, 1018.1

Conditions: The variance request is to permit the new corridor walls and doors to be non-rated construction. Based upon the corridor serving an occupant load of 30 or more, fire-rated corridor construction is required. The project involves the renovation of an existing office space. The existing corridors are not rated.

The project involves a renovation of an office suite within the existing IU School of Dentistry building. The existing building is classified as a B Occupancy, Non-combustible construction, and 5 Stories.

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 fire alarm system is provided throughout the existing building and will be added to the office renovation, as required by code.

2. Smoke detectors will be provided in the common corridor as indicated on the attached drawings, not otherwise required by code.

3. The maximum travel distance to an exit is approximately 76 feet, 200 feet is permitted by code.

4. Similar variances have been granted for B Occupancy buildings and spaces, including 18-03-33, 18-02-15, 18-02-29, 17-05-40, 13-03-36a, 13-03-36b, 17-08-09, 17-08-56, 11-06-32, 12-10-28, 13-03-45, 16-03-23, 16-06-56, 16-06-61, 15-01-33, 15-06-54, 16-07-11, and 16-07-27.

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: Hardship is the cost for the new corridor elements to be constructed as rated elements. Most of the existing corridor and exit access elements in the building are existing to remain and are not rated. Providing sporadic new rated corridor elements would have limited benefit.

