

Owner / Applicant Information

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Submitter Information

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Project Information

Avant(Grand and Main)
12852 Old Meridian St

Carmel IN 46032

County HAMILTON

Project Type New ☒ Y 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)
2014 IBC Section 1008.1.9

Conditions: Exit doors from the club space to the pool/courtyard will be provided with locking devices to permit the doors to be locked for pool safety. The club area is approximately 1,195 square feet.

The project involves construction of 4 stories of apartments and attached open parking garage. The project includes an enclosed courtyard and outdoor pool for use by apartment tenants.

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 exit from the clubhouse to the pool/courtyard area is locked for safety to prevent unattended children from accessing the pool area and to secure the pool area after pool hours.

2. Apartment tenants will have key access to the pool during operating hours. A request to exit device will be provided to allow exit through the pool area in case of emergency. Activation of the request to exit device will automatically unlock the doors and sound an alarm.

3. The doors will automatically unlock upon activation of the building fire alarm system.

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 lock is needed on the doors to prevent unattended children from entering the pool area and to prevent unauthorized access to the pool area.

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC Section 1008.1.9

Conditions: Egress from the courtyard through a gate in the pool area fence leading to exit into the building will be provided with locking devices to permit the gate to be locked for pool safety.

The project involves construction of 4 stories of apartments and attached open parking garage. The project includes an enclosed courtyard and outdoor pool for use by apartment tenants.

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Facts: 1. The pool fence gate is locked for safety to prevent unattended children from accessing the pool area and to help prevent unauthorized access to the building. The exits from pool area into the building will have panic hardware.

2. Keyed access will be provided for apartment tenants. A request to exit device will be provided at the gate to allow exit through the pool area in case of emergency. Activation of the request to exit device will automatically unlock the gate and sound an alarm.

3. The gate will automatically unlock upon activation of the building fire alarm system.

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

Facts: The gate lock is needed to prevent unattended children from entering the pool area and to prevent unauthorized access to the building.

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC Section 1004.1.2

Conditions: The design occupant load for the courtyard and pool area will be based upon a fixed number for puposes of egress requirements in lieu of calculated occupant load. See attached exhibit plans.

The project involves construction of 4 stories of apartments and attached open parking garage. The project includes an enclosed courtyard and outdoor pool for use by apartment tenants.

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Facts:

1. The occupant load will be limited to 450 max. Maximum occupant load will be posted in the courtyard and pool areas. 2. Egress width will be provided as required for the occupant load. 3. Access to the courtyard and pool areas will be limited to apartment tenants and their guests. Apartment rules require a maximum of 2 guests per apartment unit.

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Facts:

Calculation of occupant loads in accordance with Table 1004.1.2 requires the courtyard and pool areas to be calculated at 15sf/person for table and chair seating and 50sf/person for the pool. Calculating an occupant load using these factors results in an occupant load that is far beyond the intended uses of the courtyard space.

Variance Details

Code Name: 2014 IBC
Section 1008.1.9

Conditions: Exit doors into the buliding from two rooftop terraces will be provided with locks for security purposes.

The project involves construction of 4 stories of apartments and attached open parking garage. The project includes an enclosed courtyard and outdoor pool for use by apartment tenants.

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Facts: 1. The exit from the rooftop terraces is locked to prevent unauthorized access to the building.
2. Apartment tenants will have key access to the locked doors. A request to exit device will be provided to allow exit into the building from the rooftop terrace in the event of emergency. Activation of the request to exit device will automatically unlock the doors and sound an alarm.
3. The doors will automatically unlock upon activation of the building fire alarm system.

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- ☐ 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 lock is needed on the doors to prevent unauthorized access to the building.

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IFC Sec. 3311.2

Conditions: Temporary egress will be provided from club space during construction of pool/courtyard area.

The project involves construction of 4 stories of apartments and attached open parking garage. The club area exits through the pool and courtyard area.

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Facts: 1. The building is protected throughout with automatic sprinklers.

2. Sec. 3311.2, exception, IFC, states that "approved temporary means of egress systems and facilities" may be provided during construction. Temporary egress provisions will be provided as indicated on the drawings.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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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.

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Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.

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

Facts:

Egress through the courtyard cannot be safely maintained through the construction zone. The club space is needed to serve apartment tenants prior to opening the pool and courtyard space.