

Owner / Applicant Information

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Project Information

215 S Walnut St Apartments  
215 S Walnut St

Bloomington IN 47404

County MONROE

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

Project Status ☒ U 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 Sec. 705.8

Conditions: The percentage of exterior openings will exceed that permitted based upon fire separation distance on the North and South walls of the new building. The percentage of exterior openings on the 1st floor of one of the South walls (retail space) will be 34%, the percentage on the 2nd floor of the South walls (apartments) will be 29% and 22%, and the percentage on the 3rd floor of the South walls (apartments) will be 22% and 17%; code permits 10%. The percentage of exterior openings on the 1st floor of the North wall is 28%, the percentage on the 2nd floor of the North wall is 20%, and the percentage on the 3rd floor of the North wall is 15.5%; code permits 10%.

The project also involves construction of a new 3-story apartment building with an undetermined retail space on the 1st floor. The building will be Type VB Construction with approximately 3,196sf on the 1st floor and 3,319sf on 2nd and 3rd floors. The 1st floor commercial tenant will be protected throughout with a sprinkler system per NFPA 13 and the apartments will be protected with a sprinkler system per NFPA 13R.

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

☒ 1 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 sprinkler system in accordance with NFPA 13R will be provided throughout the apartments on all floors. The 1st floor commercial tenant space will be protected in accordance with NFPA 13.

2. A quick response sprinkler will be located at the ceiling level within 12 inches horizontally of exterior openings in the South walls that are in close proximity to the property line, and at all openings in the North wall.

4. A fire alarm system will be provided throughout the building.

5. Based upon the provision of sprinkler protection in the building, and the addition of sprinklers at the openings, the proposed percentage of openings will not be adverse to safety.

6. Similar variances have been approved in the past, including 18-03-32(b), 18-01-25(d), 17-11-39, 17-09-62(e), 17-08-33(d), 17-07-58, 17-07-57(c),17-06-06, 16-12-28, 16-12-24(a), 16-12-23, 16-05-35(a), 16-05-67(a), 16-03-13, 15-11-33, and 15-06-34(a).

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

☒ Y 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 exterior openings are needed to provide natural light into the dwelling units.

Variance Details

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

2014 IBC Sec. 1026.6

Conditions: Exterior window openings within 10 feet of an exterior exit stairway will not be rated.

The project involves construction of a new 3-story apartment building with an undetermined retail space on the 1st floor. The building will be Type VB Construction with approximately 3,196sf on the 1st floor and 3,319sf on 2nd and 3rd floors. The 1st floor commercial tenant will be protected throughout with a sprinkler system per NFPA 13 and the apartments will be protected with a sprinkler system per NFPA 13R.

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 sprinkler system in accordance with NFPA 13R will be provided throughout the apartments (retail space per NFPA 13).

2. A quick response sprinkler will be located at the ceiling level within 12 inches horizontally of exterior window openings within 10 feet of the exterior exit stairway.

4. A fire alarm system will be provided throughout the building.

5. Based upon the provision of sprinkler protection in the building, and the addition of sprinklers at the openings, the proposed openings will not be adverse to safety.

6. Similar variances have been approved in the past, including most recently, 18-06-50(d), 18-01-36(a), 16-12-31(d), 16-11-25(b), 16-10-23(c), 16-05-73(k) and 15-07-53(d)

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

☒ Y

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.

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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: The openings are needed to provide natural light and ventilation into the dwelling units. Providing a fire-rated window assembly would not permit an operable window needed for natural ventilation

Variance Details

Code Name: Other Code (Not in the list provided)  
2014 IBC Sec. 1026.5

Conditions: Exterior exit stairways will be located approximately 8 feet from the south property line. Code requires exterior exit stairways to have a minimum fire separation distance of 10 feet.

The project involves construction of a new 3-story apartment building with an undetermined retail space on the 1st floor. The building will be Type VB Construction with approximately 3,196sf on the 1st floor and 3,319sf on 2nd and 3rd floors. The 1st floor commercial tenant will be protected throughout with a sprinkler system per NFPA 13 and the apartments will be protected with a sprinkler system per NFPA 13R.

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: A sprinkler system in accordance with NFPA 13R will be provided throughout the apartments (retail space per NFPA 13), including covered walks outside the unit entries.

Quick response sidewall sprinklers will be provided to protect the exterior stairways, above and below landings and below the upper stair runs.

Exit access travel distance is less than 40 feet within the units. Maximum travel distance is less than 125 feet to the bottom of the exterior exit stairways.

All apartment units will have emergency escape and rescue openings as required.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

- ☒ Y
- Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.

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Facts: The building is proposed on a narrow lot with limited open space. Rotating the stairs to try to comply would obstruct windows on 1st and 2nd floors and would obstruct the walkway between the 1st floor areas. This stair configuration is the most efficient layout. The stairways will be protected with sprinklers.

