

Owner / Applicant Information

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Superior Property Holdings
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Hingham ME 02043

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Submitter Information

Dennis Gadacz
Midstates Elevator Company, Inc.
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Designer Information

Patrick Leavell
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929 Lincolnway East

South Bend IN

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Project Information

Ceres Partners Office
806 Howard St.

South Bend IN 46617

County ST JOSEPH

Project Type New ☐ 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: 5742359554

Email:

cbulot@southbendin.gov

Local Fire Official

Phone: 5742359554

Email:

frodrigu@southbendin.gov

Variance Details

Code Name: ASME A17.1 2007

5.2.1.16.5

Conditions: Limited Use/Limited Application exceeds the maximum travel of 25'-0" (existing travel is 36'-6") as outlined in Section 5.2 ASME A17.1 2007 #5.2.1.16.5

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. The elevator is being provided as a convenience to our tenants. It is not required by code.
2. The building floor plates are very small for an office use (2,903 SF). This is due to the fact that we are building upon an existing structure. The implication is that we expect the elevator to be lightly used (as compared to a typical office building).
3. The bottom stop provides access to a basement which houses mechanical equipment and storage only. No staff workstations will be included on this floor level.
4. The proposed travel distance of 36'6" is well within the manufacturer's limit of 50'-0". The basement stop accounts for 11'4" of the proposed 36'-6" travel distance.
5. We understand that the LULA type of elevator is designed for precisely this type of application.

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.

Y

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

Y

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

Facts:

A hydraulic elevator is approximately twice the initial cost of a LULA. This difference is in the range of \$70,000.

A hydraulic elevator requires approximately three times the number of annual maintenance visits as does a LULA.