

Owner / Applicant Information

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Submitter Information

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Project Information

Attic Project - Stairway

4150 Broadway St

Indianapolis IN 46205

County MARION

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)  
2005 Residential Code R311.5.2

Conditions: A stair is being from the second floor to the third floor of the residence to provide a single bedroom in the attic. In order to maximize head clearances the landing of the stairs is located as low from the top plate/bottom of the rafter while maintaining head clearances for the floor below. The heads clearance from each tread will be no less than 6'-0" and the landing will be from 4'-5" to 7'-0" due to the 8:12 slope of the roof. Code requires the minimum headroom in all parts of the stairway shall not be less than 6'-8" measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform. This is class II (single family dwelling).

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. This is a 1914 structure  
2. Indiana Residential Code calls for any new stairs to have head clearance of 80" minimum  
3. The existing head clearance are as low 6'-4" on certain areas of the first to second floor stairs  
4 The attic bedroom will be a single occupiable space and will provide a 48"x48" operable window for emergency egress as required  
5 Lowering the landing further would cause additional conflicts with existing conditions such as transom windows to the exterior, existing door frames and door swings. To fully comply would cause on the first-second floor landing head clearance

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.

☒ 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: Building a dormer above the stair is the most expedient way to build enough head clearance to conform to code  
a. As a 1914 home providing a dormer that would be visible from the street that does not match the character slope style of the home would inversely effect the authenticity of the home and likely the property value of this home and potentially neighbors who have similar homes  
b. Providing dormer at this location was not established as part of the original construction budget from which owner secured financing The cost to build the additional former would result in undue hardship.  
c.The owner cannot provide another point of access to the level that does not dramatically reduce square footage with in current occupiable (non-storage) square footage or the would require further disruptive construction (addition on exterior) that would cause structural and financial hardship