

Owner / Applicant Information

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Project Information

GrandView Phase II
Cleveland Rd & Gumwood Rd

MISHAWAKA IN 46530

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: Email:

Local Fire Official

Phone: Email:

Variance Details

Code Name: Other Code (Not in the list provided)
1007.8, 2014 IBC

Conditions: A 2-way communication system will not be provided at the elevator landing on each floor. The system is required on each accessible floor that is one story above or below the level of exit discharge. The project involves construction of 4-story and 3-story buildings. The 4-story buildings will be multi-family housing on each floor, and also U Occupancy private garages on a portion of the 1st floor. The 3-story buildings will have commercial tenant spaces and public parking on the 1st floor, and multi-family housing units on the upper floors.

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. Cell phones are widely used for communication, and will provide a more readily available means of communication for the purpose intended.
2. This variance has been approved numerous times before, (18-09-18a) (18-08-43a), (18-06-60a), (18-03-32a), (17-10-13), (17-03-82d), (17-06-38d), (16-09-71d), (15-09-73), (17-02-52a), (17-06-52e), (17-09-62f), and others.
3. The building will be protected throughout with an automatic sprinkler system per NFPA 13R, with non-residential areas protected as required per NFPA 13.

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:

Variance Details

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

406.3.2, 2014 IBC

Conditions: The total area of individual U Occupancy garages on the 1st floor of each of the 4-story residential buildings will exceed the 3,000 sq ft area permitted - actual will be approximately 4,500 sq ft in each building.
The project involves construction of 4-story and 3-story buildings. The 4-story buildings will be multi-family housing on each floor, and also U Occupancy private garages on a portion of the 1st floor. The 3-story buildings will have commercial tenant spaces and public parking on the 1st floor, and multi-family housing units on the upper floors.

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

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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 U Occupancy parking garages will be protected with an automatic sprinkler system hydraulically calculated per NFPA 13.
2. The garages will be separated from the remainder of the building with 1-hour fire partitions with 20-minute rated doors and a 1-hour floor-ceiling assembly, with exceeds the required minimum separation for private garages per Sec. 406.3.4, IBC.
3. Similar variances have been granted for the area of private garages on other residential projects, including 16-12-25, 16-01-21c, and 15-11-48b.

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.

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

Facts: The parking configuration is driven by the tight site constraints. Imposition of the rule would rule out the U Occupancy classification, which would require design as an S-2 enclosed parking garage by default. This would pose a significant cost hardship because of the requirements for an S-2 Occupancy.

Variance Details

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

3104.5, 2014 IBC

Conditions: A pedestrian walkway approximately 30 feet in length connecting two (2) 4-story Type VA buildings and two (2) 3-story Type VA buildings will not be provided with a fire-rated enclosure at each end. The code requires a pedestrian walkway to be provided with a separation at each end where connected to separate buildings. The connector will provide a pedestrian connection on each of the floor levels above the 1st story.
The project involves construction of 4-story and 3-story buildings. The 4-story buildings will be multi-family housing on each floor, and also U Occupancy private garages on a portion of the 1st floor. The 3-story buildings will have commercial tenant spaces and public parking on the 1st floor, and multi-family housing units on the upper floors.

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Facts:

- 1. Each connected building will be protected with a sprinkler system per NFPA 13R, with nonresidential areas protected per NFPA 13. The pedestrian walkways will also be sprinkler-protected on each floor level.
- 2. The connector will be provided with a 12-inch ceiling bulkhead at each end with closely-spaced sprinklers on each side of the bulkhead.
- 3. The connector is for pedestrian use only, with no fire load or other function.
- 4. Fire spread between the 2 buildings through the pedestrian connector is very unlikely based upon sprinkler protection provided and lack of fire hazard in the connector.
- 5. Very similar variances were granted for previous projects, including 17-09-46a, 16-04-29a, and 11-08-40d.

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Facts:

An open walkway is desired to provide full visibility along the path of travel between buildings.

Variance Details

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

3004.1, 2014 IBC

Conditions: Hoistway venting will not be provided for the two (2) elevators to be installed in the 4-story buildings. An elevator with four (4) or more stops requires hoistway venting where the building contains an R Occupancy.
The project involves construction of 4-story and 3-story buildings. The 4-story buildings will be multi-family housing on each floor, and also U Occupancy private garages on a portion of the 1st floor. The 3-story buildings will have commercial tenant spaces and public parking on the 1st floor, and multi-family housing units on the upper floors.

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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 2015 International Building Code has eliminated the requirement for venting of elevator hoistways.
2. Reference to hoistway venting has been eliminated from the 2010 Edition of the ASME A17.1, Safety Code for Elevators and Escalators.
3. Elevator hoistway vents, when opened, could potentially draw smoke and heat into the elevator hoistway.
4. The building will be protected with an automatic sprinkler system throughout. Recent studies indicate that sprinklered buildings do not pose a threat for smoke and heat spread through elevator shafts.
5. Past interpretations rendered by the Elevator Section have said that venting is not required for buildings 5 stories or less in height.
6. Similar variances have been granted for 4-, 5-, and 6-story buildings, including 18-09-18b, 18-08-14c, 18-06-60f, 18-04-28, 18-04-25, 17-09-38b, 17-09-52, and 17-09-62d.

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.

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Y 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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Facts: Venting of elevator hoistways appears to be a vestige of decades-ago theories about smoke spread in nonsprinklered buildings. At this point, the intent of hoistway venting in current codes is not clear. In addition to potentially drawing smoke into the hoistway from the building, hoistway venting also has a detrimental effect on energy conservation. In addition to potential adverse affects noted, hardship is the cost to install and maintain elevator vents.

