

Owner / Applicant Information

Ryan Gallmeyer
Buckingham Companies
941 N MERIDIAN ST

INDIANAPOLIS IN 46204

Phone 3179741234

Email RYAN.GALLMEYER@BUCKINGHAM.COM

Submitter Information

Carrie Ballinger
RTM Consultants, Inc.
6640 Parkdale Place, Ste J

Indianapolis IN

Phone 3173297700

Email ballinger@rtmconsultants.com

Designer Information

Daniel Moriarity
Studio M Architecture
2 West Main St

Carmel IN

Phone 3178101502

Email dmoriarity@studiomarchitecture.net

Project Information

West Lafayette Apartments
West side Yeager Rd, between Kalberer Rd & McClure Ave

West Lafayette IN 47906

County TIPPECANOE

Project Type New ☒ Y 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. 1022.4

Conditions: New apartment buildings with single exit conditions will have closets provided within the stairway enclosures for electrical panels, sprinkler risers, and IT equipment. Code only permits openings from normally occupied spaces into exit stairways.

The project involves construction of 7 new 3-story apartment buildings, approximately 12,167 square feet per floor. The buildings will be Type VA construction with Group R-2 and U occupancies (private parking).

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 buildings will be protected throughout with automatic sprinkler systems per NFPA 13R.
2. Sprinklers will be provided in the closets that are within the stairway enclosures.
3. The 1-hour stair enclosures only serve 4 units per floor.
4. Closets will have 60-minute doors as required for the stair enclosure.
5. The building will have a fire alarm system throughout.
6. Each dwelling unit 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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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 layout provided is the most efficient location for the necessary closets. The sprinkler risers need to be in a heated location, while placing a closet at the exterior walls would require additional heat source and would be difficult to maintain. The closets for electrical panels serving lighting in the common areas and IT equipment for service to all units are needed to protect from tampering by other than maintenance personnel. The 1-hour separation and sprinklers throughout, including inside the closets, will provide sufficient protection of the stair enclosure.

