

Owner / Applicant Information

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Project Information

Central Park Trailhead Rest Rooms
1235 Central Park East Drive

Carmel IN 46032

County HAMILTON

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: 2010 Indiana Energy Conservation Code (675 IAC 19-4)
4.1.1.1

Conditions:

The 245 sq ft Trailhead rest room building will not be designed to comply with the Energy Code. Based upon the provision of intermittent seasonal heating, full compliance with the Energy Code is required. The building envelope and HVAC design will not meet prescriptive requirements of the Energy Code, nor pass Comcheck.

The rest rooms will be provided with small electric heaters to maintain temperatures above freezing. Rest room exhaust fans will also be provided.

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:

Small electric heating units will be used to provide minimal heat intermittently during late fall, winter, and early spring.

Due to the very minimal energy usage, lack of compliance with the Energy Code will not be adverse to public welfare.

Similar variances have been granted, including 11-05-17, 11-06-53, 11-07-21, 13-04-22, and 13-11-61c, 16-03-18, 16-03-55, 16-04-46, 16-05-9, 16-05-11, 16-06-19, 17-10-12, 17-12-60, 18-10-20, 18-10-21, and others.

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:

The hardship is cost to provide a fully compliant design to meet the Energy Code for a building with very minimal energy usage. The payback in Energy savings would not be realized within the expected life of the building.