

Owner / Applicant Information

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Project Information

Block 20
428 N. East St.

Indianapolis IN 46204

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)
2014 InBC, Table 503

Conditions: Six (6) story enclosed parking garage (S-2 occupancy) will be Type IIB construction. Code limits this construction to five(5) stories when sprinklered.

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. Building, including garage, will be sprinklered per NFPA 13.
2. Garage will be separated from apartments by two (2) hour fire wall.
3. NFPA 88A - 2015 Edition, Standard for Parking Structures allows unlimited number of stories up to 75 feet. Parking structure will be approx. 66 feet high.
4. Building code allows 75 feet in height.

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: National codes allow up to 75 feet in height for non-rated noncombustible construction. NFPA 88A allows unlimited number of stories within that height. It is desirable to construct the garage with steel for timing and cost.