

Owner / Applicant Information

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Project Information

Jackson Investment Group Office
115 E. Washington St.
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County BOONE

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 IBC, 1104.4

Conditions: The building is an existing two-story building constructed ca. 1920's. The existing building is a B-Occupancy and currently has existing tenants on the first floor. The Owner has purchased the building and is going to use the second floor for a renovated B-Occupancy Office space. There are no accessible routes or toilets in the exiting building.

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

- 1

1=Non-compliance with the rule will not be adverse to the public health, safety or w
- 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: The new construction will provide for new railings at the stair and around the opening at the top of the stair. There are additional stairs in the rear (east) of the 2nd floor which will lead to other work areas and new toilets. There are no elevators proposed in the new plan due to cost. There is no change of occupancy.

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.
- 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.
- Y

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

Facts: There is one stair leading to the second floor. It is not accessible and will not be modified as part of the cost of the building. The egress distance from the second floor down these stairs is within limits.

The cost for a new, 2-stop passenger elevator has been estimated at \$70,000 (includes new elevator package, additional costs for routing new power, shaft and machine room construction). This is a significant impact on the overall construction budget.

The Owner has been instructed and understands that the FPBS Commission cannot absolve the Owner from complying with Federal Law.

Variance Details

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

2014 IBC, Sec. 1109.2

Conditions: This is an existing 2-story building. It is a B-Occupancy Building and has one stair accessing the upper level. There is also a small set of stairs accessing the raised floor area located in the eastern part of the second floor plan. The owner is providing new bathrooms within this new area. The bathrooms will not be accessible.

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

1

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: The new office, which will be located on the second floor, has no accessibility. There will be new toilets/bathrooms located on the upper floor but are not going to be accessible. Therefore the new toilet rooms will not be designed to meet accessibility.

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.

Y

Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.

Y

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

Facts: There is no access to the upper floor for handicapped persons. The elevator is too expensive and the reworking the stair for any accommodation is not feasible. Providing toilets/bathrooms to meet accessibility use up too much floor space and are not required.

The Owner has been informed that he is not exempt from federal accessibility requirements and that does not prevent any future federal, legal action.

