

Owner / Applicant Information

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Submitter Information

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Designer Information

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Project Information

Kimpton Hotel
1 North Pennsylvania Street

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)
1022.2, 2014 IBC

Conditions: The existing north stair transfers on the 2nd floor to a separate flight of stairs leading to the 1st floor lobby. Strict compliance with current code would require a 2-hour enclosure continuous to the 1st floor.
The building is an existing 14-story + basement structure constructed in 1907. The building was originally used by the Odd Fellows on the top 2 floors, with an auditorium space on the 14th floor. Floors 2-12 were office use, and the 1st floor for commercial tenants. Floors 1-13 have retained historical functions, with the top floor occupied for some time by restaurant tenants, but recently converted to office space. The proposed project will convert the building into a hotel facility, with a 1st floor restaurant and a ballroom on the top floor. A roof top lounge and terrace is also planned, as well as an addition to the north. The building is Type IA Construction.

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 area of transfer on the 2nd floor will be separated from the remainder of the 2nd floor with a 1-hour fire partition. The length of travel for the transfer on the 2nd floor is less than 20 feet.
2. The building will be provided with an automatic sprinkler system throughout, as well as a voice-alarm system, emergency power systems, and smoke control.
3. Based upon the short distance of transfer on the 2nd floor, as well as the level of protection provided, the lack of stair enclosure continuity on the 2nd floor not be adverse to safety.

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.

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: Provision of a 2-hour exit passageway to connect the existing stairs is not feasible, since passing through an elevator lobby. The open stair condition on the 1st floor is an historically significant feature of the building.

Variance Details

Code Name: Other Code (Not in the list provided)
706.1.1, 2014 IBC

Conditions: The project scope includes a connection via a pedestrian opening on the 1st floor to the building immediately adjacent to the east - 110 East Washington Street. The 1st floor and mezzanine level of the 110 East Washington Street building will be purchased in a condo fashion to be used for food service, laundry, and administrative functions for the hotel. Additionally, there will be openings on each floor between 1 North Penn and the north addition (15 North Penn). Based upon classification of the wall in each case on the property line as a party wall, openings are not permitted.
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was originally used by the Odd Fellows on the top 2 floors, with an additional space on the 14th floor. Floors 2-12 were office use, and the 1st floor for commercial tenants. Floors 1-13 have retained historical functions, with the top floor occupied for some time by restaurant tenants, but recently converted to office space. The proposed project will convert the building into a hotel facility, with a 1st floor restaurant and a ballroom on the top floor. A roof top lounge and terrace is also planned, as well as an addition to the north. The building is Type IA Construction.

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Facts:

1. All connected buildings will be protected throughout with a sprinkler system per NFPA 13. All life safety systems, including the voice-alarm system will be extended into the area in the adjacent 110 East Washington Street building, as well as the north addition located on the lot identified as 15 North Penn.
2. The area in the adjacent buildings will in effect function as part of the same building from the standpoint of fire and life safety.
3. Based upon the provision of identical fire and life safety features in the adjoining properties, the openings in the party walls not be adverse to safety.

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Facts:

The additional area in the 110 East Washington Street building is necessary in order to provide back of house space to support the hotel. The 15 North Penn addition will add necessary guest rooms to achieve project viability.

Variance Details

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

713.14.1, 2014 IBC

Conditions: Fire-rated elevator lobby vestibules will not be provided on any floors of the hotel structure, which are required on all floor levels except for the 1st floor due to classification of the building as high rise.
The building is an existing 14-story + basement structure constructed in 1907. The building was originally used by the Odd Fellows on the top 2 floors, with an auditorium space on the 14th floor. Floors 2-12 were office use, and the 1st floor for commercial tenants. Floors 1-13 have retained historical functions, with the top floor occupied for some time by restaurant tenants, but recently converted to office space. The proposed project will convert the building into a hotel facility, with a 1st floor restaurant and a ballroom on the top floor. A roof top lounge and terrace is also planned, as well as an addition to the north. The building is Type IA Construction.

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Facts: 1. The building will be protected throughout with an automatic sprinkler system per NFPA 13. Automatic sprinklers have proven effective to control the effects of a fire to the room of origin, significantly limit fire size, and prevent smoke migration from floor to floor.
2. A NIST-contracted study of elevator lobbies in tall buildings concluded in part that enclosed elevator lobbies are not necessary in buildings with operational sprinkler systems.
3. Variances have been granted for this issue on several high rise buildings in Indiana within the last several years, including 17-08-33a, 16-09-23c, 16-06-27b, 16-04-17c, 15-05-10b, 15-01-08c, 14-03-15f, 14-03-17b, 14-06-25b, 14-1-48, 12-10-22i, 12-03-29a and 10-07-21a.

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Facts: Construction of elevator lobby vestibules would introduce additional doors on the upper floors, affecting the efficient use of limited existing area.

Variance Details

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

705.8, 2014 IBC

Conditions: Exterior windows will be provided in the north and east exterior walls of the north addition to the building on floors 3-15. Based upon location on the property line, exterior openings are not permitted.
The building is an existing 14-story + basement structure constructed in 1907. The building was originally used by the Odd Fellows on the top 2 floors, with an auditorium space on the 14th floor. Floors 2-12 were office use, and the 1st floor for commercial tenants. Floors 1-13 have retained historical functions. with the top floor occupied for some time by restaurant

have retained historical functions, with the top floor occupied for some time by restaurant tenants, but recently converted to office space. The proposed project will convert the building into a hotel facility, with a 1st floor restaurant and a ballroom on the top floor. A roof top lounge and terrace is also planned, as well as an addition to the north. The building is Type IA Construction.

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Facts:

1. The building will be protected throughout with an automatic sprinkler system per NFPA 13. An additional sprinkler will be located at the ceiling level within 12 inches horizontally of each affected window opening.
2. NFPA 80A, Protection of Buildings from Exterior Fire Exposures, states in Sec. 5.6.3 that where exposing buildings are protected throughout with an automatic sprinkler system, no exposure hazard is considered to exist. Sec. 5.6.4 states that where an exposed building is protected throughout with an automatic sprinkler system, the exposure hazard is considered to be substantially reduced. The proposed method of providing sprinklers immediately at each exposed window on the interior is described in Sec. A.5.6.4, NFPA 80A.

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Facts:

The windows are needed for natural light to the affected guest rooms.

Variance Details

Code Name: Other Code (Not in the list provided)
403, 2014 IBC

Conditions: The project scope includes a 15-story addition to the north, as well as construction of a rooftop lounge. The building will not fully comply with the requirements of the current code for high rise buildings, which requirement is technically triggered by the additional floor area proposed for the building. Items not in full compliance are lack of stair pressurization for existing stairs, and lack of a fire command center room on the 1st floor. The building is an existing 14-story + basement structure constructed in 1907. The building was originally used by the Odd Fellows on the top 2 floors, with an auditorium space on the 14th floor. Floors 2-12 were office use, and the 1st floor for commercial tenants. Floors 1-13 have retained historical functions, with the top floor occupied for some time by restaurant tenants, but recently converted to office space. The proposed project will convert the building into a hotel facility, with a 1st floor restaurant and a ballroom on the top floor. A roof top lounge and terrace is also planned. The building is Type IA Construction. The north addition will have approximately 1,100 sq ft per floor.

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Facts: 1. The building will be protected throughout with a sprinkler system per NFPA 13. Additionally, an automatic standpipe system will be provided throughout the building.
2. The building ventilation system will be arranged to provide smoke control per Sec. 403.4.7.
3. A voice-alarm system will be provided throughout the building. An annunciator panel will be provided on the 1st floor of the building providing the required status indicators and controls.
4. Emergency power will be provided for the fire pump, other life safety systems, and elevators as required.
5. Based upon the fire and life safety improvements proposed, the additional floor area will not be adverse to safety. Similar variances for existing high rise buildings have been approved previously, including 18-10-29b, 16-08-32c, 17-03-11, 16-01-03, 15-01-18, and 14-01-37.

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Facts: The additional area is necessary to execute the business plan for the project, by providing a rooftop lounge amenity and additional premium guest suites to meet pro forma cost/revenue projections. Most high rise building provisions have been accommodated. Providing stair pressurization and a fire command center would result in loss of guest room and other useable floor area.

