

Owner / Applicant Information

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Designer Information

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Project Information

Green Acres Technology Park Office Building  
10900 USA Parkway

Fishers IN

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? ☐ Has Violation been Issued? ☐

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, 712.1

Conditions: A floor opening connecting 3 stories and containing a convenience stair will not meet one of the vertical opening applications outlined in Sections 712.1.1 through 712.1.18.

The project involves a new multi-tenant office building with meeting/assembly spaces. The building will be classified as a non-separated mixed use A-3/B Occupancy building, Type IIB construction, 3-stories, and approximately 33,000 square feet per floor.

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 floor openings at the 1st and 2nd floor will be protected by a draft curtain and closely spaced sprinklers in accordance with NFPA 13.

2. The building will be protected throughout with an automatic sprinkler system in accordance with NFPA 13.

3. The vertical opening is contained and connects floors within a single tenant space.

4. The open stair is not a required means of egress. There are three enclosed exit stairs serving each floor.

5. A fire alarm system will be provided throughout the building, as required by code.

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.

☐

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

Facts: The tenant desires having a communicating space between the three floors that they will occupy and want to maintain an open appearance between those spaces. Providing a rated separation would eliminate the openness the owner is wanting between the floors within the space they occupy. An atrium design is undesirable due to the geometry of the space which does not lend itself to the provision of smoke control and classification as an atrium.

