

Owner / Applicant Information

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Designer Information

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Project Information

Campaign Quarters Apartments  
131 W 2nd St

RUSHVILLE 46173

County RUSH

Project Type New ☐ Addition ☒ Alteration ☒ Existing ☐ Change of Occupancy ☐

Project Status ☒ F 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 Section 903.2.8

Conditions: An existing historic 3-story hotel and apartment building constructed in 1856 is being renovated and expanded into 19 senior housing apartments. Renovated apartments in the first floor of the existing building will be completed and occupied before the sprinkler system is complete and energized in the entire building.

### 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: 

<ol style="list-style-type: none"><li>1. The project is not a change of use. The existing building has never had a sprinkler system. The project could have been designed to meet Indiana code with no sprinkler system in the existing building.</li><li>2. The new addition apartments and existing building renovated 2nd &amp; 3rd floor apartments are scheduled to be complete and the sprinkler system energized within 3-4 months after completion of the first floor apartments in the existing building.</li><li>3. Renovation only of the existing building would not require a sprinkler system.</li><li>4. This is a temporary variance request, to be valid until October 1, 2019.</li></ol>
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### 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.

☒ Y

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.

☒ Y

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

Facts: 

The building is a national historic landmark that was Wendell Willkie's presidential campaign headquarters and near collapse when construction began. The project is funded with grants and tax credits, and funding is extremely limited. Existing first floor apartments must be leased and occupied by May 31 or funding could be lost for the entire project. The sprinkler system is scheduled to be energized by early September 2019. Per 675 IAC 12-4-9 the existing first floor apartments could have been renovated without requiring a sprinkler system.
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Variance Details

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

2014 IBC Section 602.1

Conditions: An existing historic 3-story hotel and apartment building constructed in 1856 is being renovated and expanded into 19 senior housing apartments. An existing low headroom basement, used for mechanical / utilities only, will not be separated from the floor above with a 1-hour floor-ceiling assembly. Building is Type V-A 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 basement will not be not occupied, except for maintenance of utilities. Use of the space will be similar to a crawl space, which would not require a rated floor/ceiling separation. The code does not define a maximum height for a crawl space. New piping systems reduce headroom in some areas to 3 feet or less.  
2. The basement will be protected with a sprinkler system designed for 0.15 gpm / 900 s.f. density.  
3. The project is not a change of use. The basement is in the existing building, which has never had a sprinkler system. A new sprinkler system is being provided throughout. The project could have been designed to meet Indiana code with no sprinkler system in the existing building.  
5. The basement will not be used for storage, and residents will not have access to, nor be allowed to use the basement for any purpose.  
6. Per 675 IAC 12-4-9, the existing basement does not require a rated ceiling, except a small area of the floor structure was replaced.

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.

☒ Y 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.

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

Facts: The building is a national historic landmark that was Wendell Willkie's presidential campaign headquarters and near collapse when construction began. The basement will have plumbing piping below the structure, sloped to drain. Headroom is extremely low and new piping sloped to drain makes it impossible to construct a compliant listed ceiling assembly. Sprinkler protection is a much more effective and efficient solution than a rated ceiling in this case. The project is funded with grants, and funding is extremely limited. Per 675 IAC 12-4-9(a) the existing floor-ceiling assembly to remain need not comply with the current code, and per 12-4-9 (c) even the repaired section of the floor structure may not be required to comply with the current code. A similar variance (16-06-62) was granted for an adjacent building project that involved a change of use. This project is not a change of use.

