

Owner / Applicant Information

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Project Information

White River State Park Concert Venue Phase Two
801 West Washington Street

Indianapolis IN 46204

County MARION

Project Type New ☒ Y 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)
Table 2902.1, 2014 IBC

Conditions: Drinking fountains will not be provided at the new North Rest Rooms to be constructed as part of the White River State Park Concert Venue Phase Two project. Based upon new outdoor seating of approximately 3,500, 3 new drinking fountains are required.

The project includes construction of a new outdoor stage structure, an artist amenities building, the rest room building, and outdoor fixed seating for approximately 3,500 patrons.

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. There is an existing drinking fountain at the South Rest Room building.

2. The existing condition of lawn seating only is not regulated for plumbing fixtures by the Commission's rules, since not involving Class I construction. The requirement is triggered solely by installation of new fixed seating.

3. A similar variance was granted for Lucas Oil Stadium (05-09-19S - see attached)

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: The economic viability of the venue is based in part of concession sales, including beverage sales.

Variance Details

Code Name: 2010 Indiana Energy Conservation Code (675 IAC 19-4)

4.1.1.1

Conditions: The seasonal rest room and artist amenity buildings will not be designed to comply with the Energy Code. Based upon the provision of intermittent seasonal conditioning of these areas, full compliance with the Energy Code is required. The building envelope will not meet prescriptive requirements of the Energy Code, nor pass Comcheck.

The seasonally occupied structures will serve the outdoor concert venue at White River State Park. Occupancy of the buildings will typically be weekends from May to September, with occasional mid-week events.

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: Small conditioning units will be used to provide minimal heat intermittently during seasonal periods as needed when the buildings are occupied.

Due to the very minimal energy usage, lack of compliance with the Energy Code will not be adverse to public welfare.

The same variance was granted (18-10-21) for an addition to the existing rest room facilities at White River State Park, as well as similar variances for seasonally occupied structures, including 11-05-17, 11-06-53, 11-07-21, 13-04-22, and 13-11-61c, 16-03-18, 16-03-55, 16-04-46, 16-05-9, 16-05-11, 16-06-19, 17-10-12, 17-12-60, 17-10-55, 18-10-20, 18-03-26, 18-12-10, and others.

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: The hardship is cost to provide a fully compliant design to meet the Energy Code for a building with very minimal energy usage. The payback in Energy savings would not be realized within the expected life of the affected buildings.

