

Owner / Applicant Information

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Project Information

130 East Washington Street Renovation
130 E Washington St

INDIANAPOLIS IN 46204

County MARION

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: 12-4-9 Maintenance of Existing Buildings and Structures
Rule 4, Section 9(a)

Conditions:

The enclosed freight elevator lobby vestibule on each floor on the north end of the building will be eliminated as part of an ongoing project.
Elevator lobby vestibules have been required in high rise buildings in Indiana since 1975. The 130 East Washington Street building is an existing 12-story structure classified as a B Occupancy. The basement tenant amenity spaces include A Occupancy meeting rooms and a break room/lounge. The west half of the building was constructed in 1928 as a bank building. The east half was added in 1967.

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 same variance was granted for this building in June of 2017 (Variance 17-06-18).
2. This variance has been granted on several high rise buildings in Indiana within the last several years, including 19-02-45, 17-08-33, 17-01-08, 16-10-11, 14-03-15f, 14-03-17b, 14-06-25b, 14-1-48, 12-10-22i, 12-03-29a, 10-07-21a, 15-01-8(c), and A97-6-1.
3. The building is 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.
4. 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".

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.

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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.

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 walls enclosing existing elevator lobbies interfere with the development of floors for office tenants.

