

Owner / Applicant Information

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Project Information

Civic Center Parking Garage Expansion
100 E Washington Blvd.

Fort Wayne IN 46802

County ALLEN

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

Project Status ☒ F 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)

ANSI 117.1 404.2.3.2

Conditions: Existing and new doors in stairs will not meet the 18 inch pull clearance from the stair side to the floors. Existing width at stair landing is 6-8 inches.

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: Required clearances at doors to enter stairs and at ground level discharge from stair meet the requirements.

Two elevators serve the building.

Handicap parking spaces are located adjacent to the elevators and the stair adjacent to the elevators which will meet the required maneuvering clearances.

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:

To maintain the existing stair enclosure configuration the existing door location cannot be altered without impacting egress travel within the stairs.

Variance Details

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

2014 IBC 1009.7

Conditions: The existing Civic Center Parking Garage will have a two level vertical addition with two existing stair towers and one existing elevator tower extended up the additional two levels. The existing stair risers vary in height between existing landings between 7 1/2" & 7 3/4". (1009.7.4) In order to add the new levels of stairs within the existing shaft dimensions the new risers will have to match the existing which exceeds the current code requirements of 7 1/2" maximum (1009.7.2). The new risers would be maximum 7-3/16" and could be consistent between landings.

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: The new risers would be maximum 7-3/16" and could be consistent between landings the new landings and would meet section 1009.7.4 regarding dimensional uniformity between flights of stairs.

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: Maintaining cadence within the 3/8 inch dimensional uniformity between the stairs will be a safer condition than altering riser height between landings.

