

Owner / Applicant Information

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Project Information

Central Indiana Community Foundation
615 North Alabama Street

Indianapolis IN 46204

County MARION

Project Type New ☐ 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)
1008.1.9, 2014 IBC

Conditions: The pair of doors leading from the elevator lobby into the tenant space on the 3rd floor will be equipped with card-reader devices. Without fire alarm actuation or loss of power, the doors will open only by card-reader activation. Code requires egress doors to be openable at all times without the use of a key, or special knowledge or effort. At least one (1) means of egress is required from the elevator lobby space.
The project involves the 3rd floor tenant build-out for Central Indiana Community Foundation. The Foundation is a non-profit organization involved in stewardship of charitable assets for Central Indiana community developments, such as the Cultural Trail. The Foundation is also a purse-holder for other charitable organizations.

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 devices in question will unlock upon actuation of the fire alarm system or sprinkler system, or upon loss of power controlling the devices.
2. The 3rd floor tenant space is for employees and invited guests only, and not open to the general public.
3. The entire story (and building) is protected throughout with an automatic sprinkler system per NFPA 13.
4. Access to the four (4) stair enclosures from anywhere within the tenant space is available at all times.
5. Virtually identical variances were granted for tenant finish projects on at least five (5) other occasions (11-08-31, 12-04-36b, 17-01-35, 17-11-67, and 19-03-27).

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.

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

Facts: The nature of business conducted in the tenant space requires strictly limited access onto the floor from the rest of the building.

