

Owner / Applicant Information

Justin Farris
Spectra Student Living
1112 FOX HOLLOW ROAD

NEW CASTLE IN 47362

Phone 3172132630

Email JFARRIS@SPECTRASTUDENTLIVING.COM

Submitter Information

Ralph Gerdes
Ralph Gerdes Consultants, LLC
5510 S. East St., Suite E

Indianapolis IN

Phone 3177873750

Email Ralph@rgc-codes.com

Designer Information

Alan Tucker
CSO Architects
8831 Keystone Crossing

Indianapolis IN

Phone 3178487800

Email atucker@CSOinc.net

Project Information

Annex on 10th - Phase II
1717 W. 10th St.

Indianapolis IN 46222

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)
2014 InMC 307.2.3

Conditions: Apartment unit air conditioning condensing units will not have auxiliary and secondary drain pans. Code requires secondary pans for multi-story buildings.

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

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1=Non-compliance with the rule will not be adverse to the public health, safety or w
- 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: Floor will be tiled and have a floor drain.
The variance was approved for original Phase I construction (16-06-34(b)).

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: Vertical space considerations and cost of additional drain pans is the hardship.

Variance Details

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

2014 InBC 1007.8

Conditions: Six (6) story apartment addition will not have a two-way communication system in the elevator lobby. Such system is required by code.

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. Most persons have cell phones.
2. Building will be protected with NFPA 13 sprinkler system. Requirement is not based on a sprinklered building.
3. This variance was approved for the original Phase I (16-06-34(a)), and other projects including 17-07-49(b), 17-06-52(d), 17-03-82(d), 17-02-52(a), 17-01-38(e), 17-01-44, 16-12-12, 16-11-39(g), 16-09-71(a), 16-07-52(f), 16-05-73(i), 16-06-34(a), 16-06-73(f), 15-12-32(m).

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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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.

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Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.

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

Facts: Cell phones for communication proliferate today. Need for building system is questionable.

Variance Details

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

2014 InMC 501.3.1.3

Conditions: A new six (6) apartment building addition will not have its environmental air exhaust (bathroom exhaust, dryer vents) three (3) feet from operable openings into the building. Code requires the environmental air exhaust location to be a minimum of 3 feet from operable openings in the exterior walls.

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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. Exhaust openings will be approximately two (2) feet from openings.
2. The entire building is sprinklered per NFPA 13
3. These exhausts are non-hazardous and only are intermittent in this residential setting where occupants all have HVAC units, creating the unlikely situation that the windows will be open at the same time at the exhaust is being used.
4. Horizontal ventilation is better to slow fire spread and smoke migration.
5. Previous approved variances include Phase I of this project (17-09-26), and (17-07-49(c)), (17-02-52(c)), 17-02-51(e)), (17-02-36).

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

Facts: The owner's undue hardship involves the compact nature of the facades, floor/ceiling framing, and the lack of available facade space that is more than 3 feet from an operable window. To resolve, additional elbows and offsets in the dryer vent would make the calculated length longer and probably a more hazardous condition due to increased duct lengths (lint build up), than the odors created by the current situation.

Variance Details

Code Name: Other Code (Not in the list provided)
2014 InMC, 918.6 Exc. 5.1

Conditions: Dwelling unit kitchen air will be returned to warm-air furnace. Return air intake will be approximately five (5) feet from the oven / range. Code requires ten (10) feet of separation and serve the kitchen only.

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- ☒ 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: 1. Dwelling unit kitchen air is not hazardous not a noxious contaminant per previous code (404.4.1).
2. This variance was approved for original Phase I (16-06-34(f)) and other projects 17-06-52(i), 17-03-82(f), 17-03-62(e), 17-01-38(d), 16-11-39(e), 15-12-32(h).

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

Facts: Cost of additional duct to achieve ten (10) feet of separation or unit redesign is the hardship.

Variance Details

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

2014 InBC, 510.2 item 2

Conditions: Current Indiana code only permits one (1) "podium" level. Building will have two (2) stories of "podium" construction. Total building will have six (6) levels. First two (2) levels will be Type IA, next four (4) levels Type VA.

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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: 2015 and 2018 International Building Code, Section 510.2 by eliminating the one (1) story limitation, permits multiple stories in a "podium". The limitation continues to be overall height (feet).

Several other variances, including original Phase I (16-06-34(e)), have been approved.

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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.

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Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.

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

Facts: Owner's hardship is cost of upgrading materials and fire-resistance of the structure.

Variance Details

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

2009 ICC/ANSI A117.1, 1004.5.1

Conditions: Apartment unit primary entrance doors will not have maneuvering clearance on inside of door(s). New accessibility standard now requires clearance on the inside of unit entry door for Type B units.

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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. Fair Housing Act does not require such clearance on the inside of door. Intent of committee amendment to InBC Chapter 11 was to allow compliance with Fair Housing Act.
2. This variance was approved for original Phase I (16-06-34(d) and other projects 17-07-49(i), 17-03-82(b), 17-03-52(b), 17-02-51(d), 16-11-39(b), 16-08-59(d), 16-06-54(g), 15-12-32(g).

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

Imposition of the rule would result in an undue hardship (unusual difficulty)

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

Facts: Cost of providing additional floor space to accommodate the clearance is a hardship. Federal law does not require such space. With a sprinklered building there is additional time to exit an apartment unit.

Variance Details

Code Name: Other Code (Not in the list provided)
2014 InBC 1007.4

Conditions: Six (6) story apartment addition will have accessible elevators that will not be provided with standby power. The code requires the elevator to be provided with standby power.

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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 building will be sprinklered per NFPA 13.
2. Fair Housing Act does not require other means of egress from multi-story apartment buildings.
3. Provision for portable generator will be provided.
4. This variance was approved for original Phase I (16-06-34(c), and other projects 17-06-52(e), 16-11-39(a), 16-08-59(e), 16-07-52(g), 16-02-47(a), 11-01-43(e), 14-10-55, 07-11-12(c).

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Facts: The owner's hardship involves the cost (\$85,000) to install a generator, and maintaining the generator for the elevator when other accessibility codes do not require such a system, nor other means of egress for this building. The cost of the equipment would only be for the elevator standby power.

Variance Details

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

2014 InBC, 1209.2

Conditions: The code requires access to attic spaces having a clear height of over thirty (30) inches. Given the tight space formed by the roof trusses for the flat roof the attic access will not be provided.

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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 roof truss diagonal bracing and planned insulation would make access into the attic space very difficult. There are only intermittent areas where the attic height is greater than 30 inches.
2. Attic will be sprinklered per NFPA 13.
3. Variance was approved for original Phase I 16-06-34(i) and other projects 17-03-82(g), 17-03-62(b), 17-01-38(b), 16-11-39(h), 16-06-54(b), 16-05-73(d), 15-12-32(n), 13-05-28(c), 12-06-89(j), 12-06-16(b), 10-10-36(c), etc.

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Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.

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

Facts: Owner's undue hardship is the cost of providing fire-rated access hatches and securing the openings so building tenants do not have access into the attic space. The cost is not justified when attic space is only slightly greater than 30 inches in some areas.

