

Owner / Applicant Information

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Project Information

Lilly Parking Structure 3 Oil Separator
815 Delaware Street

Indianapolis IN 46225

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: 1998 Indiana Building Code (675 IAC 13-2.3)
311.2.3.1

Conditions: The oil separator installed in 2000 in the below-grade parking level of Parking Structure 3 will be removed due to deterioration and not replaced. The 1998 Indiana Building Code required an oil separator to be provided for a floor drain in an enclosed parking garage. Rule 4, Section 9, General Administrative Rules requires existing features required either by current code or the code of record to be maintained.

The lower (basement) level of the 7-story + basement parking structure is classified as an enclosed parking level. The 7 stories above grade are classified as open parking garage.

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

- 1

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: 1. The oil separator is not required per the applicable requirement in the Commission’s current rules - Sec. 1003.4.2.2, Indiana Plumbing Code. The IPC does not require an oil separator where the garage (open or enclosed) is used for automobile storage only.
2. In the 18+ years since installed, no oil has been observed in the separator.
3. The floor drain will be retained, with the existing inlet and outlet connected with the appropriate piping connection.

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.
- 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 existing oil separator was constructed of A36 carbon steel, and is in advanced stage of corrosion. Replacement with a new oil separator would add a minimum of \$125,000 cost to the abatement of the existing condition. There are also potential conflicts with existing foundations which could increase cost of installation.