

Owner / Applicant Information

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Designer Information

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Project Information

220 North Meridian
220 North Meridian St.

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)
2014 InBC 905.4

Conditions: Existing 20 story office high-rise will have change of occupancy to apartments. Existing standpipes and outlets located at main floor landings will be replaced. Code requires the outlets to be located on the intermediate 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: 1. Building will be sprinklered per NFPA 13 as required by code.
2. 2018 and 2021 Editions of IBC require the outlets to be on the main floor landings.
3. 2013, 2016 and 2019 editions of NFPA 14 have a basic requirement to locate the outlets on the main landing.

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.

☒

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: Later / more recent codes require the standpipe outlets to be located on the main floor landings. Cost of patching existing holes and drilling new holes on intermediate landing is part of the hardship.

Variance Details

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

2014 InBC `1009.7.2

Conditions: Existing high-rise building changing use has stair risers of 7 1/2 inches high and treads of 10 inches length. Code requires maximum 7 inch risers and 11 inch treads.

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. Building will be completely sprinklered per NFPA 13.
2. Building will comply with current high-rise requirements.

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.

☒

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: Cost to rebuild stairs and potentially increase size of current shafts is the hardship.

Variance Details

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

2014 InBC 1014.3

Conditions: Existing high-rise office building will have change of use to apartments. Existing Sub-basement has common path of travel of 170 feet. Code allows 100 feet for common path of travel.
Sub-basement has electrical and mechanical equipment.

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. Building will be completely sprinklered per NFPA 13, as required by code.
2. Sub-basement will have smoke detection system installed in corridor per NFPA 72.
3. No storage will be permitted at this level.

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.

☐

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

Facts:

Adding another exit stair at this level is costly and impacts 3 levels of the building.