

Owner / Applicant Information

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Project Information

Simmons Condo Roof Deck Canopy
1 Virginia Ave
Unit 900
INDIANAPOLIS IN 46204

County MARION

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)
2014 IBC, 403

Conditions: A 9th floor condo unit has a patio and bar on the roof. The condo owner would like to make the existing storage room on the roof, approximately 88 sf, into a restroom. The new restroom is classified as occupiable area and therefore is also an additional story and additional building area. The building will not fully comply with the requirements of the current code for high rise buildings, which requirement is technically triggered by the occupiable building area.

The building is an existing 9-story + basement structure constructed pre 1975. The 1st floor is a restaurant, 2nd-4th floors are offices, and 5th-9th floor are condominiums. The building is Type IIB Construction.

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 building is protected throughout with a sprinkler system per NFPA 13.
2. The enclosed area on the roof is not a normally occupied space.
3. The existing building has Class I standpipes.
4. The enclosed stairs have an existing mechanical stair pressurization system.
5. The existing building has a fire alarm system throughout.
6. Similar variances for existing high rise buildings have been approved previously, including 18-10-29b, 16-08-32c, 17-03-11, 16-01-03, 15-01-18, and 14-01-37.

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: The enclosed area on the roof will provide a restroom for the condo owner below. Imposition of the rule would eliminate the use of this space.