

Owner / Applicant Information

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Mad Paddle Brewery
301 WEST STREET

MADISON IN 47250

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Submitter Information

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Project Information

Mad Paddle Brewery Phase II
301 West Street

Madison IN 47250

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: 8122658324

Email: madplan@madison-in.gov

Local Fire Official

Phone: 8122658324

Email: bdevries@madison-in.gov

Variance Details

Code Name: Other Code (Not in the list provided)
3412.6.6, 2014 IBC

Conditions: The existing historic freight elevator hoistway will not be separated on each floor with 2-hour construction. The score for Vertical Openings in the Chapter 34 evaluation (see attached partial draft) has been taken for complying vertical openings.

The Phase II project will develop the building for brewery, distillery, restaurant and event use, as well as an owner-occupied residence on the 3rd floor. A 1st floor tasting area was developed as part of the Phase I project. The building is an historic structure built in the 1870's as a feed mill-grain elevator. The building has since been used for a variety of commercial and industrial uses. The building is 3 stories in height with a partial basement, and is of brick exterior wall and wood floor-roof construction. A separate building for storage and future development for brewery and/or distillery space is attached to the north (307 West Street).

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. One (1) side of the hoistway is enclosed with a multi-wythe masonry wall without any openings. The other three (3) sides will be protected with a minimum 18-inch bulkhead and sprinklers spaced 6 feet on center, located within 12 inches of the bulkhead.
2. The building will otherwise be provided with sprinkler protection throughout.
3. A fire alarm system will be provided throughout.
4. A new 2-hour enclosed stairway will be provided as part of the project, connecting all floor levels. Other stairs connect no more than 2 floor levels per IBC exception.

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

Facts: The existing freight elevator will be retained for movement of materials. Enclosure of the existing hoistway is not practical.

Variance Details

Code Name: Other Code (Not in the list provided)
903.3.1.1.1, 2014 IBC

Conditions: Sprinkler protection will not be provided in the existing historic freight elevator hoistway, nor will the hoistway be separated with 2-hour construction. The scoping requirement for sprinkler protection in the IBC requires either sprinkler protection or otherwise separation with 2-hour construction.

The Phase II project will develop the building for brewery, distillery, restaurant and event use, as well as an owner-occupied residence on the 3rd floor. A 1st floor tasting area was developed as part of the Phase I project. The building is an historic structure built in the 1870's as a feed mill-grain elevator. The building has since been used for a variety of

1970s as a feed mill-grain elevator. The building has since been used for a variety of commercial and industrial uses. The building is 3 stories in height with a partial basement, and is of brick exterior wall and wood floor-roof construction. A separate building for storage and future development for brewery and/or distillery space is attached to the north (307 West Street).

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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. One (1) side of the hoistway is enclosed with a multi-wythe masonry wall without any openings. The other three (3) sides will be protected with a minimum 18-inch bulkhead and sprinklers spaced 6 feet on center, located within 12 inches of the bulkhead.
2. The building will otherwise be provided with sprinkler protection throughout.
3. A fire alarm system will be provided throughout.
4. A new 2-hour enclosed stairway will be provided as part of the project, connecting all floor levels.

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 existing freight elevator will be retained for movement of materials. Enclosure of the existing hoistway is not practical. Sprinkler protection cannot be easily provided, based upon the requirement for a shunt trip - the elevator due to age and type cannot be provided with this feature.

Variance Details

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

706.1.1, 2014 IBC

Conditions: The 3-hour fire wall between the 301 West Street building and the adjoining 1-story 307 West Street building will have nonrated existing exterior openings in the exterior wall of the taller building (301 West St) located immediately above the roof of the 307 West Street building. Nonrated openings are not permitted in this location based upon the vertical termination requirements for fire walls in Sec. 706.6.1, IBC.

The Phase II project will develop the building for brewery, distillery, restaurant and event use, as well as an owner-occupied residence on the 3rd floor. A 1st floor tasting area was developed as part of the Phase I project. The building is an historic structure built in the 1870's as a feed mill-grain elevator. The building has since been used for a variety of commercial and industrial uses. The building is 3 stories in height with a partial basement, and is of brick exterior wall and wood floor-roof construction. A separate building for storage and future development for brewery and/or distillery space is attached to the north (307 West Street).

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 building will be provided with sprinkler protection per NFPA 13 throughout, with the exception of the existing hoistway per other variance filed.
2. The presence of automatic sprinkler protection in the 301 West Street building will mitigate any fire exposure hazard between buildings created by the windows located above the roof of the lower building.

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.

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

Facts: The existing windows are part of the historic character of the building. Additionally, the windows allow natural light into the tall adjoining room in the 301 West Street building.

