

Owner / Applicant Information

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Project Information

GRID
550 E Washington St

INDIANAPOLIS IN 46204

County MARION

Project Type New ☒ Y Addition ☐ Alteration ☐ Existing ☐ Change of Occupancy ☐

Project Status ☒ F 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)
1007.2.1, 2014 IBC

Conditions: The elevator serving the 5-story structure will not be provided with generator backup for the purpose of providing the accessible means of egress requirement for buildings 5 or more stories in height.

The project involves construction of three (3) buildings; a 3-level precast concrete parking garage, a 4-story Type VA residential building, and a 5-story Type IIIA residential structure.

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 protected with a sprinkler system throughout per NFPA 13.
2. The elevator will have battery back-up provided in order to permit lowering of the elevator in the event of loss of power. Additionally, a transfer switch will be provided to permit hookup of a portable generator.
3. Accessible means of egress are not required by the federal Fair Housing Act.
4. The variance as requested has been approved at numerous times before, including (19-05-68), (18-11-21a), (18-11-20e), (18-10-48c), (18-08-10), (18-02-25), (18-01-25a), (17-09-46b), (17-07-45d), (17-06-64a), (16-11-39a), (16-08-59e), (16-06-34c), (16-02-47a), (11-01-43e), (14-10-55), (07-11-12c), (16-12-52b), and (16-12-53a).

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: Hardship is the cost to install and maintain an onsite generator.

Variance Details

Code Name: Other Code (Not in the list provided)
3004.1, 2014 IBC

Conditions: Hoistway venting will not be provided for the elevators serving the 4-story and 5-story residential buildings. An elevator with four (4) or more stops requires hoistway venting where the building contains an R Occupancy.

The project involves construction of three (3) buildings; a 3-level precast concrete parking garage, a 4-story Type VA residential building, and a 5-story Type IIIA residential structure.

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 2015 International Building Code has eliminated the requirement for venting of elevator hoistways.
2. Reference to hoistway venting has been eliminated from the 2010 Edition of the ASME A17.1, Safety Code for Elevators and Escalators.
3. Elevator hoistway vents, when opened, could potentially draw smoke and heat into the elevator hoistway.
4. The building will be protected with an automatic sprinkler system throughout. Recent studies indicate that sprinklered buildings do not pose a threat for smoke and heat spread through elevator shafts.
5. Similar variances have been granted for 4-, 5-, and 6-story buildings, including 19-05-68, 19-04-53, 18-08-14c, 18-06-60f, 18-04-28, 18-04-25, 17-09-38b, 17-09-52, and 17-09-62d.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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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.

☐ 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: Venting of elevator hoistways appears to be a vestige of decades-ago theories about smoke spread in nonsprinklered buildings. At this point, the intent of hoistway venting in current codes is not clear. In addition to potentially drawing smoke into the hoistway from the building, hoistway venting also has a detrimental effect on energy conservation. In addition to potential adverse affects noted, hardship is the cost to install and maintain elevator vents.

Variance Details

Code Name: Other Code (Not in the list provided)
1007.8, 2014 IBC

Conditions: A 2-way communication system will not be provided at the elevator landing on each floor. The system is required on each accessible floor that is one story above or below the level of exit discharge.

The project involves construction of three (3) buildings; a 3-level precast concrete parking garage, a 4-story Type VA residential building, and a 5-story Type IIIA residential structure.

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

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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. Cell phones are widely used for communication, and will provide a more readily available means of communication for the purpose intended.
2. This variance has been approved numerous times before, (19-05-68), (18-08-43a), (18-06-60a), (18-03-32a), (17-10-13), (17-03-82d), (17-06-38d), (16-09-71d), (15-09-73), (17-02-52a), (17-06-52e), (17-09-62f), and others.
3. The Type VA building will be protected throughout with an automatic sprinkler system per NFPA 13R, and the podium building will be protected throughout with a sprinkler system per NFPA 13.

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:

Hardship is the cost for a 2-way communication system that would likely never be used.