

Owner / Applicant Information

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Project Information

Consolidated Civil and Criminal Courthouse
2900 Prospect St

INDIANAPOLIS IN 00000

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? ☐ 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)
2010 NFPA 20 4.12.2.1.1

Conditions: Fire pump room is not directly accessible from the outside or through a two-hour enclosed passageway from an enclosed stairway or exterior exit as require by the 2010 edition of NFPA 20 referenced in the 2012 International Building Code.

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: This requirement has been removed from more recent editions of NFPA 20 (2016 and 2019).

The fire pump room wellness center and exit passageway will be separated from adjacent construction with 2 hour rated construction.

The fire pump room can be accessed from the exterior through an exit passageway and wellness center room. The fire pump room is considered not normally occupied and per code cannot access the exit passageway directly without violating section 1023.5.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

- Y

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: Direct access to the fire pump room cannot be provided with the grade and location of the egress stairs.

Variance Details

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

2014 IBC 1509.2.2

Conditions:	The mechanical penthouse on the roof of the 11th floor will exceed the maximum permitted 1/3 of the roof area. Actual is approximately 75%. The 11 story building is used as a courthouse.
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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

2

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 penthouse will be used only for shelter of mechanical equipment and will not be normally occupied. 2. An automatic sprinkler system will be provided throughout the building, including the penthouse. 3. Numerous variances have been granted for other assembly buildings, including 17-03-43, 16-03-37a, 14-06-49b, 12-04-24b, and 07-07-28
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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:	Reducing the size of the penthouse is not a viable option given the need for space for mechanical equipment
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