

Owner / Applicant Information

Tim Moriarity
Indianapolis Office of Corporation Counsel
200 E. WASHINGTON ST. SUITE 16

INDIANAPOLIS IN 46204

Phone 3173274055

Email Timothy.Moriarty@indy.gov

Submitter Information

Christina Collester
RTM Consultants, Inc.
6640 Parkdale Place

Indianapolis IN

Phone 3173297700

Email collester@rtmconsultants.com

Designer Information

Sarah Kathleen Hempstead
Schmidt Associates
415 Massachusetts Avenue

Indianapolis IN

Phone 3172636226

Email shempstead@schmidt-arch.com

Project Information

Consolidated Civil and Criminal Courthouse
2950 Prospect St

Indianapolis IN 46203

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 713.14.1

Conditions: Fire-rated elevator lobby vestibules which are required on all floor levels except for the 1st floor due to classification of the building as high rise will not be provided.
The building will have 12 stories above grade, plus a lower level.

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
- 1 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 an automatic sprinkler system per NFPA 13. Automatic sprinklers have proven effective to control the effects of a fire to the room of origin, significantly limit fire size, and prevent smoke migration from floor to floor.
2. A NIST-contracted study of elevator lobbies in tall buildings concluded in part that enclosed elevator lobbies are not necessary in buildings with operational sprinkler systems.
3. Variances have been granted for this issue on several high rise buildings in Indiana within the last several years, including 19-02-45c, 17-08-33a, 16-09-23c, 16-06-27b, 16-04-17c, 15-05-10b, 15-01-08c, 14-03-15f, 14-03-17b, 14-06-25b, 14-1-48, 12-10-22i, 12-03-29a and 10-07-21a.

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

Facts: Open lobbies are preferred for security.

Variance Details

Code Name: 2012 Indiana Plumbing Cod, (675 IAC 16-1.4)
1002.4

Conditions: The 2006 International Plumbing Code/2012 Indiana Plumbing Code requires trap primers be provided for emergency floor drains and other traps subject to evaporation. Floor drains in this building will not be provided with trap primers.

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= 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: The 2015 and 2018 editions of the International Plumbing Code accept trap seal protection device as another method to protect the trap seal against evaporation. Traps in this building will be provided with a barrier-type floor drain trap seal device conforming to ASSE 1072 and installed in accordance with the manufacturer's instructions.

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.
- 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: New code permitted options function better and require less maintenance.

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC 403.1/403.5.4

Conditions: Section 403.5.4 Smokeproof enclosures requires every required exit stairway serving floors more than 75 feet above the lowest level of fire department vehicle access shall be a smokeproof enclosure in accordance with Sections 909.20 and 1022.10. Smoke proof enclosures will not be provided.

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= 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: Stair pressurization systems can make operation of doors in an emergency difficult to operate. Smoke proof enclosures are not required by NFPA 101. Fire sprinklers both control the burning rate (and thus limit smoke production) and maintain near ambient temperature which limits the buoyancy forces that drive smoke to the shafts where stack effect may cause smoke spread to other floors. It is also widely accepted that operating fire sprinklers will prevent room flashover and full floor fires and will limit the size of room fires. High-rise fires where smoke spread has been a problem have either been in unsprinklered buildings or

partially sprinklered buildings. A recent comprehensive analysis in 2005 of high-rise fires by NFPA identified that no fatalities had occurred for more than two decades in any fully sprinklered U.S. high-rise occupancy. (Terrorist attacks at the Murrah Federal Building (1995) and the World Trade Center 1993 & 2001 bombings were excluded from this analysis.) The recently issued NFPA 2016 report on sprinkler reliability also indicated that automatic fire sprinklers successfully operating in reported structural fires was an exemplary 93%. Most fires in these properties are small. Fire spread beyond the room of origin in only 4% of fires.

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: Stair pressurization systems are costly to install and difficult to maintain in a properly working condition. System testing of stair pressurization systems increases positive pressure on stair doors making operation of doors in an emergency difficult.

Variance Details

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

2014 IBC 712.1.8 (7)

Conditions: The large two story opening at the main lobby connecting level 01 and 02 is permitted by section 712.1.8, The code permits two story vertical floor openings if the openings don't connect to any other floor opening that connects to an additional floor level. The request is to allow a vertical nonseparated floor opening between level 00 and 01.

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. Building is fully sprinklered.
2. Floor openings as shown on attached drawings will be protected with 18-inch draft curtain and close spaced sprinklers per NFPA 13.
3. Design would comply if stair or escalator was installed in small opening.
Similar variances have been approved for projects 16-06-47, 17-06-53, and 18-03-73.

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.

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

Facts: The three-story open stairs and openings are being provided to improve traffic flow in the building.

Variance Details

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

2014 IBC, 905.4

Conditions: The Building Code requires standpipe outlets be provided on the intermediate level landings. An alternate arrangement for outlets is being proposed.

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: Two out of the three stairwell only have one intermediate landing and the floor control assemblies and hose valves will be installed on the intermediate landing per code. In stairwell COGS2, there are two intermediate landings between floors one hose valve will be installed on the intermediate landing and the next hose valve would be on the main floor landing as shown on the attached drawings.

on the attached drawings.

The location of the valve outlets was reviewed with the local fire department as well, and are not opposed to this variance request

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

Facts: The owner's undue hardship involves the atypical arrangement of the stairs.

Variance Details

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

2014 IBC 907.2.1.1

Conditions: Activation of the fire alarm system for this A occupancy with an occupant load exceeding 1000 does not automatically activate the emergency voice/alarm communication system.

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:

The fire alarm system will be provided with the Positive Alarm Sequence permitted by Section 23.8.1.3 of 2010 NFPA 72, the National Fire Alarm Code and Signaling Code (Attached). The positive alarm sequence operation shall comply with the following:

(1) To initiate the positive alarm sequence operation, the signal from an automatic fire detection device selected for positive alarm sequence operation shall be acknowledged at the fire alarm control unit by trained personnel within 15 seconds of annunciation.

(2) If the signal is not acknowledged within 15 seconds, notification signals in accordance with the building evacuation or relocation plan and remote signals shall be automatically and immediately activated.

(3) If the positive alarm sequence operation is initiated in accordance with 23.8.1.3.1.1(1), qualified persons shall have an alarm investigation phase of up to 180 seconds to evaluate the fire condition and reset the system.

(4) If the system is not reset during the alarm investigation phase, notification signals in accordance with the building evacuation or relocation plan and remote signals shall be automatically and immediately activated.

(5) If a second automatic fire detector selected for positive alarm sequence is actuated during the alarm investigation phase, notification signals in accordance with the building evacuation or relocation plan and remote signals shall be automatically and immediately activated.

(6) If any other fire alarm initiating device is actuated, notification signals in accordance with the building evacuation or relocation plan and remote signals shall be automatically and immediately activated.

This variance has been granted for other large assembly occupancies: 11-12-19, 11-12-20 and 15-06-66.

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.

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

Facts: This variance is requested to address the safety and security of occupants in a large assembly area as identified in NFPA 72.

Variance Details

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

2014 IBC section 1027.1

Conditions: Shared courthouse/sherriff's building stair will not discharge directly to the building exterior and the exterior exit door is not readily visible from the point of termination of the exit enclosure. Shown on attached drawing.

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: Stair discharge will comply with NFPA 101 Section 7.7.2 (attached) which permits "The interior exit discharge shall lead to a free and unobstructed way to the exterior of the building, and such way shall be readily apparent or shall be identifiable by exit signage from the point of discharge from the exit."

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.

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

Facts: Stair discharges into the lobby, but requires stepping a short distance to the stair to locate the main entrance/egress for the building. Mechanical/electrical and expansion joints limit the location of the door in the the north wall to the lobby. Changes to the interpretation of readily apparent in the life safety Code address the lack of hazard in a well marked egress system.

Variance Details

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

2014 IBC 712.1

Conditions: A small three-story opening at the main lobby corridor connecting level 00, 01 and 02 is permitted by section 712.1.8, The code permits two story vertical floor openings if the openings don't connect to any other floor opening that connects to an additional floor level. The request is to allow a vertical unseparated floor opening between level 00 and 01 and 01 and 02.

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. Building is fully sprinklered.
2. Floor openings as shown on attached drawings will be protected with 18-inch draft curtain and close spaced sprinklers per NFPA 13.
3. Design would comply if stair or escalator was installed in small opening.
Similar variances have been approved for projects 16-06-47, 17-06-53, and 18-03-73.

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.

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

Facts: Providing additional separation at the large connecting corridor would disrupt the occupant flow and security sight lines. Smoke spread could occur through the permitted three-story stair opening. Adding the draft stops and closely spaced sprinklers adds an equivalent level of life safety.

