

Owner / Applicant Information

Ryan Gallmeyer
NOS TBR, LLC
941 N MERIDIAN ST, INDIANAPOLI

INDIANAPOLIS IN 46204

Phone 3179741234

Email RYAN.GALLMEYER@BUCKINGHAM.COM

Submitter Information

Edwin Rensink
RTM Consultants Inc
6640 Parkdale Place

Indianapolis IN

Phone 3173297700

Email rensink@rtmconsultants.com

Designer Information

SCOTT BARTEN PERKINS
BLACKLINE
1 N MERIDIAN ST

INDIANAPOLIS IN

Phone 3178037900

Email perkins@blacklinestudio.net

Project Information

CityWay Phase 2 Building D
336 S Delaware 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? ☒ yes

Violation Issued by: LBD

Local Building Official

Phone:

Email:

Local Fire Official

Phone:

Email:

Variance Details

Code Name: Other Code (Not in the list provided)
714.4.1.2, 2014 IBC

Conditions: The double top plate of nonrated interior partitions interrupts the fire-rated ceiling membrane of 1-hour floor-ceiling and roof-ceiling assemblies in the Type VA building. Based upon language in the adopted version of the International Building Code, this condition is only permitted where the interior partitions are 1-hour fire-rated.
The project involves construction of 4-story Type VA buildings over a 1-story Type IA podium consisting of 1st floor commercial tenant spaces and attached open parking garage. The project will employ the horizontal building separation „podium“ option per Sec. 510.2, with 1st floor of Type IA Construction, and the top 4 floors designed as Type VA 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 2015 and 2018 Editions of the International Building Code permit the rated ceiling membrane to be interrupted by the double top plate of an interior partition sheathed with Type X gypsum board. The construction complies with this provision.
2. Identical variances have been approved previously, including 19-06-27b, 19-02-27, 17-08-41g, and 18-12-16.
3. The Type VA building is protected with an automatic sprinkler system per NFPA 13R.

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: Conventional wood frame construction involves framing of interior walls prior to installation of the gypsum ceilings. The change made in the 2015 International Building Code recognized this condition and deemed it to not be adverse to safety. The project framing is currently constructed.

Variance Details

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

714.4.1.3, 2014 IBC

Conditions: Bathroom exhaust ducts which penetrate the double top plate of floor-ceiling and roof-ceiling assemblies transition from hard duct to flex duct after passing through the top plate. Based upon the flex ducts being of combustible construction, the transition described is not permitted.
The project involves construction of 4-story Type VA buildings over a 1-story Type IA podium consisting of 1st floor commercial tenant spaces and attached open parking garage. The project will employ the horizontal building separation „podium“ option per Sec. 510.2, with 1st floor of Type IA Construction, and the top 4 floors designed as Type VA Construction.

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 flex duct is a Class I air duct in compliance with UL 181, and has a maximum flame spread rating of 25.
2. The rigid steel duct extends approximately 2 feet above the double top plate penetration. The transition occurs well above the point of penetration into the assembly and will not adversely impact the fire rating of the assembly.
3. The flex duct will not adversely affect the fire rating of the assembly, as the fire test per ASTM E-119 for a horizontal assembly tests for fire from the room below the assembly. In order to enter the cavity of the assembly, a fire would have to penetrate the gypsum board covering the wall assembly and burn through the double top plate. The duct penetration of the top plate will be firestopped as required for a membrane penetration.
4. The Type VA building is protected with an automatic sprinkler system per NFPA 13R.

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: The use of flex duct in the horizontal cavities allows for more secure joints than rigid duct, and permits navigation through the cavity.

