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Project Information

Taggart Memorial Performance Venue  
1856 Burdsal Pkwy

INDIANAPOLIS IN 46208

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: 2010 Indiana Energy Conservation Code (675 IAC 19-4)

4.1.1.1

Conditions: The two (2) support buildings that will provide seasonal support for the proposed outdoor performance venue will not be designed to comply with the Energy Code. Based upon the provision of intermittent seasonal conditioning of these areas, full compliance with the Energy Code is required. The building envelope will not meet prescriptive requirements of the Energy Code, nor pass Comcheck.

The structures (1,340 sq ft total area) will provide public toilet rooms, changing rooms, AV and lighting system rooms and storage. The project will develop an outdoor amphitheater with lawn seating and open stage for performances. An associated project is restoration of the historic 1931 Thomas Taggart Memorial, which will form the backdrop for the stage. The entire project is being developed through a Lilly Foundation grant to the Indianapolis Parks Foundation, and includes partnering with the Indianapolis Shakespeare Company and Indiana Landmarks.

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: Small conditioning units will be used to provide minimal heat intermittently during seasonal periods as needed.

Due to the very minimal energy usage, lack of compliance with the Energy Code will not be adverse to public welfare.

Similar variances for seasonally occupied structures have been approved, including 11-05-17, 11-06-53, 11-07-21, 13-04-22, and 13-11-61c, 16-03-18, 16-03-55, 16-04-46, 16-05-9, 16-05-11, 16-06-19, 17-10-12, 17-12-60, 17-10-55, 18-10-20, 18-10-21, 18-03-26, 18-12-10, and others.

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 hardship is cost to provide a fully compliant design to meet the Energy Code for a building with very minimal energy usage. The payback in Energy savings would not be realized within the expected life of the buildings.

Variance Details

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

503.1.1, 2014 IFC

Conditions: The north support building (675 sq ft in area) that will provide seasonal support functions for the proposed outdoor performance venue will have fire access to within 155 feet to all portions of the exterior wall, which is 5 feet beyond the 150-ft requirement.

The structure will include public toilet rooms and a changing room. The project will develop an outdoor amphitheater with lawn seating and open stage for performances. An associated project is restoration of the historic 1931 Thomas Taggart Memorial, which will form the backdrop for the stage. The entire project is being developed through a Lilly Foundation grant to the Indianapolis Parks Foundation, and includes partnering with the Indianapolis Shakespeare Company and Indiana Landmarks.

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. A vehicle turn-in space will be provided, which will accommodate fire apparatus from the immediately adjoining public street, Burdsall Parkway.  
2. The building will be of noncombustible construction, including masonry exterior and interior wall construction and steel roof structure.  
3. The building will have very low combustible fire load, and is very small in area (675 sq ft).  
4. The building is in compliance if the distance is measured from the edge of the paved turn-in. The measurement indicated is very conservative.

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: The venue has been planned on the site to optimize the use of the existing Memorial structure. The variance in distance is negligible given the circumstances.