

Owner / Applicant Information

Jake Dietrich
Milhaus Properties LLC
460 VIRGINIA AVE

INDIANAPOLIS IN 46203

Phone 3172269500

Email JAKE.DIETRICH@MILHAUS.COM

Submitter Information

Edwin Rensink
RTM Consultants Inc
6640 Parkdale Place

Indianapolis IN

Phone 3173297700

Email rensink@rtmconsultants.com

Designer Information

Brian Schubert
DKGr, LLC
10 West Market St, Suite 800

Indianapolis IN

Phone 3176140053

Email brian.schubert@dkgrar.com

Project Information

1234 PROSPECT ST MIXED USE PROJECT
1234 PROSPECT ST

INDIANAPOLIS IN 46203

County MARION

Project Type New Addition Alteration Existing Change of Occupancy

Project Status 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)
501.3.1, 2014 IMC

Conditions: Approximately 55% of the bath exhaust and dryer vent outlets are located within 3 feet of exterior windows. The IMC requires location at least 3 feet from windows. See attached for specific details.

The building is a 4-story apartment building of Type VA Construction, and also includes 1st floor commercial tenant spaces.

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. 84% of the exhaust openings are at least 2 feet from windows.
2. Exhaust openings are located approximately 9.5 feet above finish floor within units. The proximity to windows is largely due to the use of tall casement windows, as well as the staggered pattern from floor to floor for unit layouts and locations of associated utilities.
3. The building will be sprinklered throughout per NFPA 13R. Based upon sprinkler protection, the issue is not related to fire transmission - for example, Sec. 705.8.5 does not require any vertical separation of openings in sprinklered buildings.
4. Exhaust vents will be moved if requested by tenants - Variance 13-10-42a was approved based upon this condition.
5. Other variances have been granted on this issue, including 17-09-26, and 18-04-48a.

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 project is well underway, with gypsum board installed on much of the project, as well as exterior siding. The estimate for moving exhaust vents is just over \$4,000 per vent, whereas replacing windows is estimated at just over \$5,500 (see attached). Imposition of the rule would incur considerable cost and delay in construction.