

Owner / Applicant Information

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Project Information

Katz Sapper & Miller Security Renovation
600 East 96th Street
Suite 500
Indianapolis IN 46240

County HAMILTON

Project Type New ☐ Addition ☐ Alteration ☒ Existing ☐ Change of Occupancy ☐

Project Status ☒ U 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)
1008.1.9, 2014 IBC

Conditions: One (1) of the two (2) required means of egress doors leading from the elevator lobby and connected spaces on the 4th and 5th floors for the tenant space will be equipped with card-reader devices. Without fire alarm actuation or loss of power, the doors will open only upon presentation of authorized credentials. Code requires egress doors to be openable at all times without the use of a key, or special knowledge or effort.
The project involves security enhancements for the Katz Sapper Miller tenant space located on a portion of the 4th floor, and the entire 5th floor.

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. The devices in question will unlock upon actuation of the fire alarm system or sprinkler system, or upon loss of power controlling the devices.
2. The area involved on each floor is within the tenant space, and not open to the general public.
3. The entire story (and building) is protected throughout with an automatic sprinkler system per NFPA 13.
4. Access to one (1) stair enclosure from the lobby is available at all times.
5. Similar variances have been granted for tenant finish projects, including 19-03-27, 17-11-67, 12-04-36b, and 11-08-31.

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 proposed modifications will provide necessary security for the lobby spaces involved, and are intended to prevent unauthorized access to the tenant space proper which contains sensitive and confidential files.

Variance Details

Code Name: 12-4-9 Maintenance of buildings and structures

Rule 4, Section 9(a), GAR

Conditions: The fire alarm pull station leading from the elevator lobby to the enclosed stair on the 5th floor will be removed. The pull station was required per code of record for the building - Sec. 1007.2.2.1, 1998 Indiana Fire Code.

The project involves security enhancements for the Katz Sapper Miller tenant space located on a portion of the 4th floor, and the entire 5th floor.

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. Smoke detection will be provided in the affected lobby space, tied to the building fire alarm system. The fire alarm system is also actuated by sprinkler water flow.
2. The entire building is protected throughout with an automatic sprinkler system per NFPA 13.
3. Pull stations are not required in buildings protected throughout with an automatic sprinkler system per current code, Sec. 907.2.2, exception, 2014 IBC.

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: Actuation of the fire alarm system by the manual pull station involved would release door locks in a potential non-fire condition. Removal of the pull station in question will enhance security for the lobby space involved, and is intended to prevent unauthorized access to the tenant space proper which contains sensitive and confidential files.

