

Owner / Applicant Information

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Project Information

One15 Kirkwood - Condominiums & Retail  
113/115 E. Kirkwood Avenue

Bloomington IN

County MONROE

Project Type New  Addition  Alteration  Existing  Change of Occupancy

Project Status  U 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, 706.6.1

Conditions: The 2-hour fire wall separating the new building from the existing building will not meet the vertical termination requirements for 30-inch extension above the lower roof and rated openings 15 feet above the lower roof. The fire wall will terminate just above the level of the lower roof surface.

The project involves a new 4-story mixed uses apartment building. An enclosed parking garage and retail spaces will be on the 1st floor with condominiums on the 2nd - 4th floors. The building is Type IIB Construction and approximately 11,750 sf per floor. The building will be classified as an R-2/S-2 Occupancy with potentially A-2, B, or M Occupancies in the retail space.

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 buildings on each side of the fire wall will be protected throughout with a sprinkler system per NFPA 13. Sprinkler protection will prevent fire spread from the lower building to the upper building.

2. The building is non-combustible construction and the exterior wall will be 1-hour rated, as required.

3. A quick response sprinkler will be located at the ceiling level within 12 inches horizontally of each exterior opening.

4. Similar variances have been granted in the past, including recently 18-11-52(b) and 16-09-42.

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: Non-rated windows are desired to match the remainder of the exterior windows in the building. The owner wishes to provide operable windows for the apartments, rated windows are not operable.

Variance Details

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

2014 IBC, Table 705.8

Conditions: Exterior openings occur on the 1st, 2nd, 3rd, and 4th floors in the east exterior wall, which is located on the property line. Exterior openings are not permitted less than 3 feet to the property line. See attached drawing for exterior opening locations.

drawing for exterior opening locations.

The project involves a new 4-story mixed uses apartment building. An enclosed parking garage and retail spaces will be on the 1st floor with condominiums on the 2nd - 4th floors. The building is Type IIB Construction and approximately 11,750 sf per floor. The building will be classified as an R-2/S-2 Occupancy with potentially A-2, B, or M Occupancies in the retail space.

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 property directly on the north of the existing building to the east is a separately owned property. An easement agreement will be drawn up with that property owner in order to provide access into the parking garage and for utility entrance into the building.
2. A quick response sprinkler will be located at the ceiling level within 12 inches horizontally of each window and man door opening.
3. The building will be protected by a NFPA 13 sprinkler system.
4. A fire alarm system will be provided throughout the building.
5. The building is non-combustible construction and the exterior wall will be 1-hour rated, as required.
6. Similar variances have been granted in the past, including Hibberd Building (18-11-34), Market East Phase I (16-12-52(e)), Carmel Midtown North Garage (a), 747 College Avenue Mixed Use Project (16-10-09), Rock City Lofts (16-05-67(a)), 21 North Pennsylvania Condominiums(16-05-35(a)), and JM Studebaker Building Renovation (15-04-60(d)).

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:

The windows in question bring natural light into apartments on the 2nd, 3rd, and 4th floors, the doors is an exit from the garage, and opening into the garage is necessary to access the parking garage.

Variance Details

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

2014 IBC, 706.5, exc.1

Conditions: Non-rated exterior openings will be provided within 4 feet horizontally where the fire wall terminates at the exterior wall. Code requires openings within 4 feet horizontally of the fire wall to be 3/4-hour rated.

The project involves a new 4-story mixed uses apartment building. An enclosed parking garage and retail spaces will be on the 1st floor with condominiums on the 2nd - 4th floors. The building is Type IIB Construction and approximately 11,750 sf per floor. The building will be classified as an R-2/S-2 Occupancy with potentially A-2, B, or M Occupancies in the retail space.

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 new building will be protected with a NFPA 13 sprinkler system. The existing building to the East is protected with a NFPA 13 sprinkler system.

2. A quick response sprinkler will be located at the ceiling level within 12 inches horizontally of each exterior opening.

3. A fire alarm system will be provided throughout the buildings.

4. Based upon the provision of sprinkler protection in the buildings, and the addition of sprinklers at the openings, the proposed openings will not be adverse to safety.

5. Similar variances have been approved numerous times, most recently 18-03-29, 17-09-60(b), 17-08-41(b), 17-06-64(e), and 16-10-23(a).

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: Non-rated windows and doors are desired to match the remainder of the exterior windows in the building. Many of the windows are bedroom windows. The owner wishes to provide operable windows for the apartments, rated windows are not operable.

Variance Details

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

2014 IBC, 706.1.1

Conditions: There will be openings in the 2-hour party wall for balconies at the 2nd and 3rd floors. The code does not permit openings in party walls.

The project involves a new 4-story mixed uses apartment building. An enclosed parking garage and retail spaces will be on the 1st floor with condominiums on the 2nd - 4th floors.

garage and retail spaces will be on the 1st floor with condominiums on the 2nd - 4th floors. The building is Type IIB Construction and approximately 11,750 sf per floor. The building will be classified as an R-2/S-2 Occupancy with potentially A-2, B, or M Occupancies in the retail space.

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 existing building to the East has a step back, approximately 12 feet, in the building where the balcony openings occur.
2. The new building will be protected with a NFPA 13 sprinkler system. The existing building to the East is protected with a NFPA 13 sprinkler system.
3. The exterior walls at the balcony will be 1-hour rated.
4. The balconies will be sprinklered.
5. A quick response sprinkler will be located at the ceiling level within 12 inches horizontally of each door to the balcony.
6. A fire alarm system will be provided throughout the building.

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:  Imposition of the rule would prohibit balconies or openings for these units.