

Owner / Applicant Information

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Project Information

Barnes & Thornburg Roof Terrace  
11 South Meridian Street

Indianapolis IN 46204

County MARION

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)  
1009.1, 2014 IBC

Conditions: The proposed rooftop terrace space will be served by an existing interior stair, and an existing exterior fire escape. Since a newly created occupiable space, stairs are required to conform to requirements for new construction. The proposed terrace will include casual seating and a food staging area. The terrace will have a maximum occupant load of 200. The building was constructed in 1912, and is listed on the National Register of Historic Places. The building was purchased by Barnes & Thornburg in 1982, and has been maintained and upgraded over the past 37 years including installation of an automatic sprinkler system in the building.

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 building is protected throughout with an automatic sprinkler system, with the exception of a portion of the 1st floor historic lobby.  
2. A thorough analysis and repair of the existing fire escape system has just been concluded.  
3. The existing building is of noncombustible fire-resistive construction.  
4. The terrace will have a concrete paver flooring system. The project does not include any new roofed-over area.  
5. There will be no cooking on the rooftop terrace.  
6. Elevator access will be provided to the rooftop terrace. An accessible rest room will be provided, as well as other updated facilities.

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 the use of the roof as proposed. The rooftop terrace would be a valuable amenity for the benefit of employees and clients.