

Owner / Applicant Information

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Project Information

Wiley Indy Transformation  
9200 Keystone Crossing

INDIANAPOLIS IN 46240

County MARION

Project Type New  Addition  Alteration  Existing  Change of Occupancy

Project Status  F F=Filed U or Null=Unfiled

IDHS Issued Correction order?  No Has Violation been Issued?  yes

Violation Issued by: LBD

Local Building Official

Phone:

Email:

Local Fire Official

Phone:

Email:



Variance Details

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

2014 IBC Sec. 1008.1.2

Conditions: Sliding doors have been installed at the entrance to multiple meeting rooms with a calculated occupant load over 10. Code requires side-hinged swinging doors in office areas where the calculated occupant load exceeds 10.

The project is a renovation of the 7th and 8th floors of an existing office building. The building is Type IB construction and the spaces being renovated are classified Group B Occupancy.

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 rooms will be used by employees who are familiar with the building. The calculated occupant loads range from 11 in the smallest room to 21 in the largest room. The actual anticipated occupant loads are less than 10 in each room.
2. The building is protected throughout with an automatic sprinkler system.
3. The building has a fire alarm system throughout.
4. With the open office layout, the common path of travel from each room is minimal, approx. less than 30 feet. Code permits up to 100 feet common path of travel.
5. The exit travel distance from any of the rooms is less than 150 feet. Code permits exit access travel distance up to 300 feet.
6. Similar variances have been approved in the past, including 15-01-32(b), 15-04-14, and 17-02-39

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 issue was brought up during inspections after doors have all been ordered and some installed. The cost to change the doors on all rooms is approximately \$26,000 which is excessive given that the rooms are not intended to be occupied by more than 10 people.

