

Owner / Applicant Information

Clint Woolsey  
Oakland City University  
138 N LUCRETIA ST

OAKLAND CITY IN 47660

Phone 8127491210

Email cwoolsey@oak.edu

Submitter Information

Roger Lehman  
RLehman and Son Consulting  
1220 N Red Bank Rd

Evansville IN

Phone 8125890331

Email roger@rlehmanandson.com

Project Information

Oakland City University - Student Housing  
831 W Williams

Oakland City IN 47660

County GIBSON

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? ☐ 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)  
2014 IBC Section 716.6

Conditions: 

An exterior window in the elevator equipment room abutting a poured-in-place concrete shaft will not be fire rated
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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: 

Shaft separating car and machine room is 8' poured in place concrete with no openings other than fluid pipe to machine room (see pic). Shaft exceeds 2 hr rating when only 1 hr would be required for 2 story building, making the 'not abutting' safety factor less relevant. Building is protected throughout with NFPA 13 Fire Protection System. Elevator Equipment room is 2 hr rated (only 1hr rating required). Walls and openings for stairs and corridors are not required to be rated if on exterior wall with open property line.(see pic) Exterior wall of this area of building is 2 hr rated with brick veneer. Variance request is to permit 1 window facing public street over 60' away to be unrated. No violation was noted by Plan Review nor State Fire Marshal's office inspection report.
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DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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 Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.

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 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.

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 Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.

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 Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure

Facts: 

Purchasing a fire rated window to match configuration of adjacent windows would be costly (several thousand dollars) for little or no benefit. Poured in place concrete shaft with no openings (but steel fluid pipe) should provide equivalent safety and fire protection as non-abutting. If shaft were stud and drywall that would not be equivalent.
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