

Owner / Applicant Information

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Project Information

HOLLAND PLAYFAIR BUILDING  
880 West Monon Green Blvd

CARMEL IN 46032

County HAMILTON

Project Type New ☒ Y 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)  
714.4.1.2, 2014 IBC

Conditions: The double top plate of nonrated interior partitions interrupts the fire-rated ceiling membrane of 1-hour floor-ceiling and roof-ceiling assemblies in the Type VA building. Based upon language in the adopted version of the International Building Code, this condition is only permitted where the interior partitions are 1-hour fire-rated.

The project involves a 5-story building with commercial tenants on the 1st floor, and residential apartments on the upper floors. The building will be designed per Sec. 510.2, with a 1st floor podium of Type IA Construction and 4 floors above of Type VA Construction.

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 2015 and 2018 Editions of the International Building Code permit the rated ceiling membrane to be interrupted by the double top plate of an interior partition sheathed with Type X gypsum board. The construction complies with this provision.

2. Identical variances have been approved previously, including 19-10-08, 19-10-02, 19-08-65, 19-08-23a, 19-08-05, 19-06-27b, 19-02-27, 17-08-41g, and 18-12-16.

3. The building is protected with an automatic sprinkler system per NFPA 13R.

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: Conventional wood frame construction involves framing of interior walls prior to installation of the gypsum ceilings. The change made in the 2015 International Building Code recognized this condition and deemed it to not be adverse to safety.