

Owner / Applicant Information

David Leazenby
Onyx+East, LLC
460 VIRGINIA AVENUE

INDIANAPOLIS IN 46203

Phone 3172269500

Email DAVID.LEAZENBY@ONYXANDEAST.COM

Submitter Information

Timothy Callas
J & T Consulting, LLC
8220

INDIANAPOLIS IN

Phone 3178894300

Email tcallas@jtconsult.us

Designer Information

Todd William Rottmann
Rottmann Collier Architects, Inc.
155 East Market Street

Indianapolis IN

Phone 3177212724

Email todd@rottmanncollier.com

Project Information

727 Illinois Hybrid Building
727 N Illinois St

INDIANAPOLIS IN 46204

County MARION

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:
2014 IBC 714.4.1.2

Conditions: A new 4-story R-2 Occupancy, Type VA construction apartment building BLDG # will have double top plate of nonrated interior partitions that interrupts the fire 2-rated ceiling membrane of 1-hour floor-ceiling and roof-ceiling assemblies. Based upon language in the adopted 2012 International Building Code, this condition is only permitted where interior partitions are 1-hour fire-resistive 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 building is protected with an automatic fire suppression system throughout per NFPA 13R, 2010 Edition.
2. The 2015 and 2018 Editions of the International Building Codes permit the 1-hour rated floor-ceiling and roof-ceiling assembly membranes to be interrupted by the double top plate of an interior partition sheathed with Type X gypsum board. The construction complies with this provision.
3. Identical variances have been approved previously, including 19-08-23a, 19-08-05, 19-06-27b, 19-02-27, 17-08-41g, 18-12-16, and 19-09-21.

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 owner's undue hardship involves conventional wood frame construction involves framing of interior walls prior of the installation of gypsum ceilings. The change to the 2015 International Building Code recognized this and revised the language to coincide with actual construction methods.