

Owner / Applicant Information

Steve Alexander
INDY TPS HOTEL LLC
1315 FRANKLIN GROVE RD

DIXON IL 61021
Phone 3172610070
Email CRYSTAL@PRINCEALEXANDER.BIZ

Submitter Information

Crystal Kent
Prince Alexander
850 S Meridian St

INDIANAPOLIS IN

Phone 3172610070
Email crystal@princealexander.biz

Designer Information

Stephen J. Alexander
Prince Alexander Architecture
21 West Merrill st

INDY IN

Phone 3172610070
Email steve@princealexander.biz

Project Information

Towne Place Suites by Marriott
629 Russell Ave

INDIANAPOLIS IN 46225

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? ☒ 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 InBC 714.4.1.2

Conditions: Non-rated, non-loadbearing interior partitions interrupt the ceiling membrane of 1-hour fire-resistance rated floor-ceiling assemblies.

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 will be protected throughout with an automatic fire suppression system in accordance with 2014 InBC 903.
2. The 2015 and 2018 Editions of the International Building Codes permit 1-hour rated floor-ceiling and roof-ceiling assembly membranes to be interrupted by the double top plate of an interior partition sheathed on both sides with 5/8" Type X gypsum board. This condition is similar.
3. Similar variances have been approved previously, including 19-08-23a, 19-08-05, 19-06-27b, 19-02-27, 17-08-41g, and 18-12-16.

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.

☒

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 light frame construction typically involves framing of interior walls prior of the installation of gypsum ceilings. This is typical of buildings throughout the state. Bringing in the drywall tradesmen for a separate service on the ceilings prior to the rest of the drywall installation would present an undue burden of cost.