

Owner / Applicant Information

Ryan Tobias  
Nova Lafayette, LLC  
250 MAIN STREET  
SUITE 601  
LAFAYETTE IN 47902  
Phone 3122853634  
Email RTOBIAS@JACKSONDEARBORN.COM

Submitter Information

Melissa Tupper  
RTM Consultants, Inc.  
6640 Parkdale Place  
Suite J  
Indianapolis IN  
Phone 3173297700  
Email tupper@rtmconsultants.com

Designer Information

Barry Knechtel  
KJG Architecture, Inc.  
527 Sagamore Pkwy W.  
Suite 101  
West Lafayette IN  
Phone 7654974598  
Email barry@kjgarchitecture.com

Project Information

Nova Tower Apartments  
200 South 4th Street

Lafayette IN

County TIPPECANOE

Project Type New ☒ Addition ☐ Alteration ☐ Existing ☐ Change of Occupancy ☐

Project Status ☒ U F=Filed U or Null=Unfiled

IDHS Issued Correction order? ☐ Has Violation been Issued? ☐

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, 714.4.1.2

Conditions: The variance request is to permit the ceiling membrane of the 1-hour rated horizontal assemblies to be interrupted with the double wood top plate of a wall assembly that is sheathed with Type X gypsum wallboard as permitted in the 2015 edition of the International Building Code. The current edition permits the ceiling membrane of a 1-hour rated horizontal assembly with the double wood top plate of a wall, but the wall is required to be rated.

The project involves a new 5-story mixed uses podium building. The 1st floor will be a parking garage and leasing office, 2nd floor will have commercial space and apartments, and the 3rd-5th floors will be apartments. The building is classified as an R-2/B/A-2/S-2 Occupancy. The S-2 Occupancy will be separated from the rest of the building with a 3-hour horizontal assembly. The A-3 Occupancy will be separated from the R-2 Occupancy by 2-hour fire barriers and horizontal assemblies. The 1st floor of the building is Type IA construction and the building above will be Type VA Construction. The podium and 2nd floor commercial space will be protected with an NFPA 13 sprinkler system and the apartments will be protected with an NFPA 13R sprinkler system.

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: A double wood top plate wall assembly sheathed with Type X gypsum board has been determined to be an acceptable level of protection when penetrating the ceiling membrane of a 1 or 2-hour rated horizontal assembly per the Significant Changes to the International Building Code 2015 Edition, see attached.

What is proposed is not adverse to public health, safety, or welfare based upon the reasoning for the change in the code.

This variance was granted for 19-08-38(b), 19-06-27, 19-02-27, 18-12-16 and 17-08-41(g).

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.
- ☐ 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 hardship is the difficulty in the constructability of the project. The floor and wall assemblies are constructed prior to the insulation of drywall using normal construction methods. In order to comply with code either the drywall would have to be hung on the ceilings before the interior walls are constructed or all of the interior walls would have to be upgraded to 1-hour rated assemblies when not otherwise required by code.

Variance Details

Code Name: Other Code (Not in the list provided)  
2014 IBC, 3004.1

Conditions: Hoistway venting will not be provided for the elevator in the new apartment building. An

conditions.

Hoistway venting will not be provided for the elevator in the new apartment building. An elevator with four or more stops requires hoistway venting where the building contains an R Occupancy.

The project involves a new 5-story mixed uses podium building. The 1st floor will be a parking garage and leasing office, 2nd floor will have commercial space and apartments, and the 3rd-5th floors will be apartments. The building is classified as an R-2/B/A-2/S-2 Occupancy. The S-2 Occupancy will be separated from the rest of the building with a 3-hour horizontal assembly. The A-3 Occupancy will be separated from the R-2 Occupancy by 2-hour fire barriers and horizontal assemblies. The 1st floor of the building is Type IA construction and the building above will be Type VA Construction. The podium and 2nd floor commercial space will be protected with an NFPA 13 sprinkler system and the apartments will be protected with an NFPA 13R sprinkler system.

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Facts:

1. The 2015 International Building Code has eliminated the requirement for venting of elevator hoistways.
2. Reference to hoistway venting has been eliminated from the 2010 Edition of the ASME A17.1, Safety Code for Elevators and Escalators.
3. Similar variances have been granted in the past including Lawrenceburg Multi-Family Housing (19-07-48(a)), The Kent (19-07-17), Dillon Hall Renovation (19-04-53(b)), DePauw University Residence Hall - Phase I (19-03-46(a)), Kinser Flats (19-03-70(b)), and Samaritan Senior - 75th Street (18-11-27(c)).

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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.

☐

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

Facts:

It is a cost hardship to install and maintain the elevator vents when this requirement has been deleted from newer editions of the building and elevator code.

Variance Details

Code Name: Other Code (Not in the list provided)  
2014 IBC, Table 705.8

Conditions: Exterior openings occur on the 2nd - 5th floors in the south exterior wall, which is located 1.9 - 5 feet from the property line. Unprotected exterior openings are not permitted less than 5 feet to the property line. The percentage of openings on the 2nd floor is 14.5%, 3rd & 4th floors is 15.9%, and 5th floor is 18.9%.

The project involves a new 5-story mixed uses podium building. The 1st floor will be a parking garage and leasing office, 2nd floor will have commercial space and apartments, and the 3rd-5th floors will be apartments. The building is classified as an R-2/B/A-2/S-2 Occupancy. The S-2 Occupancy will be separated from the rest of the building with a 3-hour horizontal assembly. The A-3 Occupancy will be separated from the R-2 Occupancy by 2-hour fire barriers and horizontal assemblies. The 1st floor of the building is Type IA construction and the building above will be Type VA Construction. The podium and 2nd floor commercial space will be protected with an NFPA 13 sprinkler system and the apartments will be protected with an NFPA 13R sprinkler system.

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Facts: 1. A quick response sprinkler will be provided at the ceiling level within 12 inches horizontally of each window.

2. This portion of the building is be protected by a NFPA 13R sprinkler system.

3. A fire alarm system will be provided throughout the building.

4. The variances have been reviewed with the local fire official who is not opposed, see attached email.

5. Based upon the provision of sprinkler protection in the buildings, and the addition of sprinklers at the openings, the proposed percentage of openings will not be adverse to safety.

6. Similar variances have been granted in the past for new and existing construction, most recently 19-08-54.

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Facts: The windows bring natural light into apartments on the 2nd - 5th floors.

