Derrick Cranor Aria Zionsville LLC 8335 KEYSTONE CROSSING SUITE 220 INDIANAPOLIS IN 46205 Phonk 3179123505 Email DCRANOR@CITYSCAPERESIDENTIAL.COM Submitter Information Edwin Rensink RTM Consultants inc 6640 Parkdale Place Suile J Indianaplis IN Phonk 3173297700 Email rensink@rtmconsultants.com Designer Information Breit Kratzer Reztark Design Studio 601 Main St Suile 200 Cincinnati OH Phonk 5132333333 Email bkratzer@reztark.com Project Information Project Information Aria Apartments 10950 Michigan Rd ZIONSVILLE IN 46077 County BOONE 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: 3178730247 Email: wdelong@zionsville-in.gov Local Eire Official	Owner / Applicant Information
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Phone: 3178730247 Email: jfrost@zionsville- in.gov	PHONE. 3176730247 EMAII: JITOSt@zionsville- In.gov

Variance Deta	ils
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 scope involves construction of three (3) 3-story apartment buildings of Type VA Construction.
DEMO	NSTRATION 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 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. Penetrations of the double top plate, including dryer exhaust ducts, will be firestopped per Sec. 717.6.2.1, exc. 2, IBC. 2. Identical variances have been approved previously for the double top plate condition, 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. 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.
	3. The buildings will be protected with a sprinkler system per NFPA 13R.
<u>DEMONS</u>	TRATION 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.

	because of physical limitations of the construction site or its utility services.
Υ	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 described construction will not be adverse to safety based upon the conditions noted.