

Owner / Applicant Information

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Project Information

Notch at Nora
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INDIANAPOLIS IN 46240

County MARION

Project Type New Addition Alteration Existing Change of Occupancy

Project Status 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)

707.5,2014 IBC

Conditions: The fire-rated gypsum board membrane on the stair side of the 2-hour fire barriers enclosing the 4-story stairs are interrupted at each of the landings on the interior side of the stair, where the framing for the stair landings adjoins the 2-hour wall. Sec. 707.5 requires fire barriers to be continuous through concealed spaces, including floor cavities.

The project involves construction of three (3) multi-family residential buildings, 4-story in height. The buildings will be 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 stair landings were designed and constructed as indicated in the attached details to provide a minimum of 2 layers of nominal 2x conventional solid wood blocking on the interior side of the stair enclosure wall. The framing for the stair landings is accomplished with conventional solid wood joists.

2. Sprinkler protection will be provided inside the stairs in compliance with Sec. 8.15.3.1, NFPA 13. The buildings will be protected otherwise with an automatic sprinkler system per NFPA 13R.

3. Based upon the modified stair landing design and provision of automatic sprinkler protection as described, the lack of continuity for the membrane protection on the stair side of the 2-hour wall will not be adverse to safety.

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 stairs have been constructed as indicated in the attached details. The issue was noted in an earlier inspection by the City, with the changes to the design and subsequent construction as noted. The need for a variance request at the time was however not adequately communicated to the rest of the project team by the then-project superintendent.

