

Owner / Applicant Information

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Project Information

Fort Ben Apartments
9310 Otis Ave.

Lawrence IN 46216

County MARION

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

Project Status ☒ U 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)

210.70 (A)(3), 2009 IEC

Conditions: Mechanical closets located within apartments will not be provided with lighting outlets controlled by a switch. The code requires underfloor spaces, utility rooms and basements where spaces containing equipment that requires servicing to be provided with a switched lighting outlet.

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 mechanical closets will be locked and will not be accessible by the apartment occupants. All service work will be done by the building maintenance personnel.
2. Building maintenance personnel will provide their own lighting for service and maintenance.
3. The closet is not a room and does not provide enough room for someone to enter. With the limited space providing the required switched outlet would provide little if any lighting benefit.

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: The undue hardship is the difficulty and cost of providing lighting outlets and switches for 253 apartment with little lighting benefit when the service and maintenance will be done by the building maintenance personnel with their own lighting.

Variance Details

Code Name: Other Code (Not in the list provided)

1018.4, 2014 IBC

Conditions: A proposed apartment building to be protected by a NFPA 13R sprinkler system will have dead end corridors greater than 20 feet (approximately 45'). The code limits dead end corridors to a maximum of 20 feet in buildings protected with a 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

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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 will be protected by an automatic sprinkler system per NFPA 13R.
2. NFPA 101, Life Safety Code, permits dead ends in corridors in Residential Occupancies to be up to 50 feet in length where protected throughout with a sprinkler system per NFPA 13R.
3. The corridors will be provided with a smoke detection system connected to the building fire alarm system.

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 floors are designed for maximum efficiency. Shortening the corridor will introduce design inefficiencies and adversely impact the design of the building.

Variance Details

Code Name: Other Code (Not in the list provided)

706.5.1, 2014 IBC

Conditions: Exterior openings located within four (4) feet of where a fire wall intersects the exterior wall will be non-rated assemblies. The code requires these openings to be 3/4 hour fire rated 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

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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 will be protected by an automatic fire sprinkler system per NFPA 13R.
2. Additional close spaced sprinklers will be provided at the openings to protect the non-rated openings.
3. The garage areas are separated from the rest of the building by two hour fire barriers.
4. Similar variances have been granted for the same conditions.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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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:

The undue hardship is the difficulty of providing fire rated window and garage door assemblies at these locations. A fully sprinklered building with the additional close spaced sprinklers at the openings will limit the spread of fire around the end of the fire wall.