

Owner / Applicant Information

Amy G Lawrence

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CARMEL IN 46033

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Project Information

bonus room above garage egress variance application
10910 Pleasantview Dr

Carmel 46033

County HAMILTON

Project Type New 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:

2018 IRC R-311.1

Conditions:

I have a bonus room that was finished in 2013 above a pre-existing garage. It has two very large windows in it, one on each end of the room. I was just notified by the Carmel Permit Dept that the room staircase doesn't meet the means of egress is R-311.1 from the 2018 IRC

(2020 Indiana residential code)- since you have to have a means for firemen to enter room, other than the garage. They can enter the room from either window, if they can't enter through the garage because of rule.

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

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1=Non-compliance with the rule will not be adverse to the public health, safety or w

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:

Explained above: two large existing windows would serve as a means of escape or fireman entry to the room (if can't go through garage and up staircase). I also proposed I can place an escape ladder that can be lowered from either window in the bonus room (or attach to back end of house as escape ladder) if required by the state.

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.

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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:

When made aware of this current room's non-compliance with egress (fireman access law that prohibits access to room via garage/staircase), other options were examined including building a dormer through roof with staircase/decking to go outside, but this was very expensive. The home has reached a peak value for all of the costs of upkeep and maintenance for a 1970s home in this neighborhood. The cost of tree removal, a current removal of rotted screen in porch (due to tree falling on it/age of porch) with replacement underway, is about \$15,000. Porch replacement is initial reason permit was filed- bonus room above garage complete in 2013, was added to this permit since unaware in 2013. As a single mom paying for kids in college, medical expenses, more construction costs would be very difficult, and likely wouldn't be recaptured with home sale.