

Owner / Applicant Information

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Project Information

River Centre Apartments
E 2nd St

JASPER IN 47546

County DUBOIS

Project Type New Addition Alteration Existing Change of Occupancy

Project Status 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, 903.4

Conditions:

The variance request is to not provide electronic monitoring of the post indicator valve.

The project involves the conversion of an and addition to an existing cabinet factory into a mixed uses building with retail and restaurant on the 1st floor, apartments on the 2nd and 3rd floor, and an occupied roof terrace. The overall building will be divided into 3 separate buildings by 3-hour fire walls. Two of the buildings (Building A and C) are a change of use and will be evaluated using Ch 34, the third building (Building B) is new construction between the existing two buildings. Building B will contain A-2, M, and R-2 Occupancies.

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:

1. The valve will be physically locked in the open position.
2. The locking of valves in the correct position complies with the currently adopted 2010 edition of NFPA 13, Section 8.16.1.1.2.
3. The local fire department is not opposed to the variance.

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 exterior electronics are in a very public, high traffic location that is vulnerable to tampering and/or damage. The safest route is a chain and lock. The local fire authority supports this approach.