

Owner / Applicant Information

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Designer Information

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Project Information

Murdock Gardens Apartments  
2930 - 2936 Ferry St

LAFAYETTE IN 47904

County TIPPECANOE

Project Type New  Addition  Alteration  Existing  Change of Occupancy

Project Status  F=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, 1209.2

Conditions: 

The variance request is to permit the attic access openings to be 22"x36" in the new apartment buildings. Indiana amends the model code to require an opening at least 20"x40" for attic access.
The project involves a new apartment complex. Apartment buildings are Type VB Construction, 3-stories, and sprinklered in accordance with NFPA 13R.

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 welfare.

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 local fire official is not opposed to the variance.
2. The model code only requires an opening to be 20"x30".

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: 

The hardship is the additional cost to provide 20"x40" attic access openings, which are a custom size, and are almost \$1,200.00 more per opening. A 22"x36" is a standard size for fire-rated attic access openings.
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