

Owner / Applicant Information

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Project Information

Electric Works  
NE Broadway at Swinney Ave

Fort Wayne IN 46802

County ALLEN

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: Other Code (Not in the list provided)

2014 IBC 712.1

Conditions: A new building, 23A is being constructed to connect buildings 21 and 23 and consists of a small three-story opening. The request is to allow a vertical three-story unseparated floor opening not designed as an atrium.

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

2

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. Building is fully sprinklered.  
2. Floor openings as shown on attached drawings will be protected with 18-inch draft curtain and close spaced sprinklers per NFPA 13.  
3. Similar variances have been approved for projects 16-06-47, 17-06-53, 18-03-73 and 20-02-38(h)

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: Smoke spread could occur through A code permitted three-story stair opening. Adding the draft stops and closely spaced sprinklers adds an equivalent level of life safety.

Variance Details

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

2014 IBC 713.14.1

Conditions: Fire-rated elevator lobby vestibules which are required on all floor levels except for the 1st floor due to classification of the building as high rise will not be provided for building 19 and 26. The building will have 6 stories above grade, plus a lower level.

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

2

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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 with an automatic sprinkler system per NFPA 13. Automatic sprinklers have proven effective to control the effects of a fire to the room of origin, significantly limit fire size, and prevent smoke migration from floor to floor.  
2. A NIST-contracted study of elevator lobbies in tall buildings concluded in part that enclosed elevator lobbies are not necessary in buildings with operational sprinkler systems.  
3. Variances have been granted for this issue on several high rise buildings in Indiana within the last several years, including 19-02-45c, 17-08-33a, 16-09-23c, 16-06-27b, 16-04-17c, 15-05-10b, 15-01-08c, 14-03-15f, 14-03-17b, 14-06-25b, 14-1-48, 12-10-22i, 12-03-29a and 10-07-21a.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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Facts: Given studies showing open lobbies are not adverse to public safety, Open lobbies are preferred for security.

Variance Details

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

2014 IBC 402.4.1

Conditions: The existing and new west campus buildings including: 19, 20, 20A, 21, 22, 23, 23A(new), 24, 25, 26, 26C, 26D 27, 27A, 31 and 33(new) are being renovated. The buildings were originally constructed in the late 1800s and early 1900s with some later additions. The facility was used as a factory for the manufacture of electrical apparatus, electrical motors and electrical transformers, with some buildings and areas serving as offices and assembly occupancies. The facility will be renovated as a mixed-use facility containing office, mercantile, assembly and educational occupancies.  
The design concept for reuse will classify the facility as an Open Mall Building. Buildings 19 and 26 will be designed as anchor buildings and are High rise buildings and will be type IB construction.. Other building Construction types will vary throughout the project.

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

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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 buildings will be fully sprinklered as part of this project.
2. A new voice/alarm emergency communication system will be provided throughout the buildings.
3. Standpipes will be provided in all buildings more than three stories in height.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

Y

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.

Y

Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure.

Facts:

The existing site is historic to the area and every effort is being undertaken to preserve the historic character of the campus making sure that the raw materials and the history of the buildings shines through in the modifications which include major improvements to fire protection and life safety.

Variance Details

Code Name: 2010 Indiana Energy Conservation Code (675 IAC 19-4)

4.1.1.2

Conditions: Building 23A is being constructed as an addition to provide a connection between 23 and 25. The building envelope will not meet prescriptive requirements of the Energy Code, nor pass Comcheck.  
The connection building addition 1,334 square feet. The existing buildings were originally constructed in the early 1900s.

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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 addition will add less than 14% percent area to the building. Strict compliance with current code for the addition building envelope would have a negligible benefit in energy savings.  
2. The energy usage in the addition will be very minimal.  
3. The same variance was granted previously for building additions: 14-10-28, 18-06-58 and 18-10-54.

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- 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 new building is an addition and open to the existing buildings. The existing building is a historically significant structure and as many features as possible are being maintained to preserve the historic integrity of the building.

Variance Details

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

2014 IBC 3104.1

Conditions: There are two existing elevated walkways between buildings 19 and 26. The existing walkways are constructed of unprotected, non-combustible construction and is open to both buildings. The existing walkways will be used as an occupied area.

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

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where. Explain why alternative actions would be adequate (be specific).

Facts:

1. The existing walkway and buildings will be fully sprinklered as part of this project.
2. A new voice/alarm emergency communication system will be provided throughout the buildings.

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 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 construction of these building pre-date the adoption of the codes and the buildings are classified as historic. The use of this building feature will highlight the historic nature of the facility.

Variance Details

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

2014 IBC 905.4

Conditions: Standpipe connections for fire department use will be provided on the main floor levels of Building 19 and 26. Indiana Code amendment required placement on the intermediate levels.

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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. Existing Standpipes were removed during the demolition phase of the projects. The existing stairs have small intermediate landings and the original standpipes were on the main landings which are provided with significantly more room for fire department operations.
2. An automatic sprinkler system will be provided throughout the building. Standpipe outlets will be provided on combination sprinkler/standpipe risers in the existing stairs.
3. The 2010 edition of NFPA 14 section 87.3.2 permits locating Class I standpipes on the main landing.

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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: Location of the standpipes at the intermediate level landings would conflict with required egress width for the landings involved.

Variance Details

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

2014 IBC 1009.1

Conditions: New Roof Patio will be added to the existing building. The existing buildings were constructed in the late 1800s/early 1900s and are historic structures. The existing stair will be used to serve the new roof top patios on buildings 19 and 26.

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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: The buildings are being upgraded with new sprinklers and a voice alarm system which will permit additional time for egress.  
An evaluation for the building was completed and the existing stairs are permitted to remain to

serve the existing occupied areas of the building.  
The roof patios will be design such that the calculated occupant load of the roof does not exceed the available egress width based upon section 1005.3 of the 2014 IBC.

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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 existing building is a historically significant structure and as many features as possible are being maintained to preserve the historic integrity of the building.