

Owner / Applicant Information

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Project Information

Flats at 610
610 N Smith Rd

BLOOMINGTON IN 47408

County MONROE

Project Type New Addition Alteration Existing Change of Occupancy

Project Status 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 Sec. 714.4.1.2

Conditions: The double top plate of 1-hour rated partitions with double stud construction interrupts the fire-rated ceiling membrane of a 1-hour floor-ceiling assembly. A max 1-5/8 inch gap between top plates of the double stud walls is filled with 3 inches of compressed mineral wool insulation. The code exception for rated walls penetrating rated ceiling membranes does not address a double stud wall with a space between the top plates.

The project involves construction of a 3-story building with private garage on the lower level and apartments on the 2nd and 3rd floors above the garage. The building is Type VB construction.

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 walls penetrating the 1-hour floor-ceiling assembly are 1-hour rated walls with 5/8" Type X drywall on both sides.
2. The gap between the double top plates of the double stud 1-hour wall assembly will be protected with compressed mineral wool for fireblocking. Section 718.2.1 lists mineral wool as an acceptable fireblocking material. The mineral wool used is 3 inches compressed into the max 1-5/8 inch gap for friction fit. Though not complying with the strict language of the code, this will meet the intent of Section 714.4.1.2 Exception 7 to limit the spread of fire from the wall to floor/ceiling cavity while permitting conventional framing practices.
3. The building will be protected throughout with a sprinkler system per NFPA 13R.

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 issue was cited during rough-in inspections. Conventional wood frame construction involves framing of interior walls prior to installation of gypsum ceilings. The walls are already in place and it would be costly and cause significant delays to go back in and fill the gap with wood blocking to meet the strict language of the code. It is estimated that it would cost at least \$10,000 to replace the mineral wool with wood blocking, plus it would delay occupancy costing an estimated \$21,000 in lost revenue.

