

Owner / Applicant Information

Mark Tomy  
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INDIANAPOLIS IN 46204

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Email MTOMYN@KEYSTONE-CORP.COM

Submitter Information

Ralph Gerdes  
Ralph Gerdes Consultants, LLC  
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Phone 3177873750

Email Ralph@rgc-codes.com

Designer Information

Alan Tucker  
CSO Architects  
8831 Keystone Crossing

Indianapolis IN

Phone 3178487800

Email atucker@CSOinc.net

Project Information

220 North Meridian  
220 North Meridian St.

Indianapolis IN 46204

County MARION

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: 3173278700

Email: planreview.class1@indy.gov

Local Fire Official

Phone: 3173278700

Email: margie.bovard@indy.gov

Variance Details

Code Name: Other Code (Not in the list provided)  
2014 InBC 1018.6

Conditions: 11th Floor of apartment building will have the amenities and fitness center open to the one (1) hour fire-rated corridor. Code requires rated corridor to be continuous to an exit and not interrupted by intervening rooms.

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

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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. As required, building will be sprinklered per NFPA 13. Quick response or residential sprinklers will be installed.  
2. Since 1997, NFPA 101-Life Safety Code permits open rooms off rated apartment corridors; 8 Editions of the code.  
3. Similar variances have been approved for university dormitories based on fire testing.

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: Owner's desire is to encourage use of the amenities and fitness center by having openings into the rooms.

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