

Owner / Applicant Information

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Designer Information

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Project Information

Brooks Basement

5451 Rosslyn Ave

Indianapolis IN 46220

County MARION

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: 3173274104

Email: planreview.class1@indy.gov

Local Fire Official

Phone: 3173274104

Email: sanford.brian@indy.gov

Variance Details

Code Name: Other Code (Not in the list provided)  
R311.7.2, 2018 IRC

Conditions: According to the 2018 International Residential Code, Chapter 3 Building Planning Section R311.7.2 Headroom;the headroom in stairways shall be not less than 6 feet 8 inches measure vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

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: The difference of 3 1/8" of height to reach the code head height of 6'8" will not advert the public health or safety or welfare due to this is a residential personal use structure. Once the ceiling is framed to pass plumbing, and install flooring and drywall the ceiling height should be plus/minus 6' 4 7/8". We are working with existing conditions of the ceiling height of 6' 7 1/2" from concrete slab to floor joist.

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 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:

EXISTING HEADROOM IN BASEMENT IS 6'7 1/2" FROM CONCRETE SLAB TO FLOOR JOIST.THEREFORE MEETING THE REQUIRED CODE FOR HEADROOM HEIGHT WOULD CAUSE MAJOR STRUCTURAL CHANGES TO FLOOR FRAMING OR DEMOLITION OF FLOORING ABOVE.