

Owner / Applicant Information

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Submitter Information

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Designer Information

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Project Information

Marian Inc Third Floor Addition
1011 East St. Clair Street

Indianapolis IN 46202

County MARION

Project Type New ☐ Addition ☒ Alteration ☐ Existing ☐ Change of Occupancy ☐

Project Status ☒ U 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: 12-4-12 Existing Buildings; Additions or Alterations
12-4-12(f)

Conditions: The variance request is to permit a 3rd floor addition to the existing building, which exceeds allowable area and height. The basement of the existing building is 47,600 sf, 1st floor is 84,220 sf, 2nd floor is 47,600 sf, 3rd floor is 16,800 sf, and 4th floor is 16,800 sf. The addition is 31,313 sf.

The project involves an addition to the 3rd floor of the existing building constructed in 1920-1930's. The existing building is 4-stories with a basement and Type IIIB construction. The addition is Type IIIB construction. The Basement - 3rd floors are used for offices, manufacturing, and storage - B, F-1, S-1 Occupancies. The 4th floor is an event space, A-2/A-3 Occupancy. The existing building has a fire alarm system and is sprinklered throughout.

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. The existing building is currently provided with automatic sprinkler protection and fire alarm system. Sprinkler protection and fire alarm system will be provided in the addition.

2. The existing building has mixed construction types and is classified as Type IIIB due to a wood roof on a portion of the building that is 1-story and some wood interior non-load bearing walls. The portion of the building the addition is being made to is a concrete structure. The concrete floors are 7.5 inches thick with concrete columns that are 26-30 inches in diameter. The overall supporting construction would at a minimum meet Type IB construction (2-hour rated construction).

3. The building and addition would be within allowable area and height for Type IB Construction.

4. The addition will be primarily non-combustible construction. There will be wood interior partitions and the roofs of the new elevator and stairs will be wood construction.

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.

Y

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 addition is necessary at this location to expand the current production facility. Relocating the addition would be an operational hardship because due to site restraints it cannot be located to be in proximity to this portion of the building.

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC, 712.1

Conditions: A new floor opening, product ramp, in the existing building will be created between the

conditions.

A new floor opening, product ramp, in the existing building will be created between the existing 2nd floor and new 3rd floor addition. There are existing stacked floor openings (ramps) that connect the basement, 1st, and 2nd floors. Code requires vertical openings to comply with Section 712. The stacked ramp system is not addressed by Section 712.

The project involves an addition to the 3rd floor of the existing building constructed in 1920-1930's. The existing building is 4-stories with a basement and Type IIIB construction. The addition is Type IIIB construction. The Basement - 3rd floors are used for offices, manufacturing, and storage - B, F-1, S-1 Occupancies. The 4th floor is an event space, A-2/A-3 Occupancy. The existing building has a fire alarm system and is sprinklered throughout.

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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 new and existing floor openings will be protected with a draft curtain and closely spaced sprinklers.
2. The existing building is currently provided with automatic sprinkler protection and fire alarm system. Sprinkler protection and fire alarm system will be provided in the addition.
3. Currently the stacked ramps connect the basement - 2nd floor, connecting 3 levels are unprotected. Protecting the new and existing openings
4. Based upon the provision of draft curtains and closely spaced sprinklers at the new and existing floor opening as well as sprinkler protection throughout the building the new floor opening will not be adverse to safety and will increase the safety of the existing building.

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 stacked ramp system is not addressed by Section 712, therefore the only way to comply is to create a shaft enclosure around the new ramp which is undesirable for the owner operationally. The new and existing floor openings will be protected with a draft curtain and closely spaced sprinklers. The safety of the building will be increased by protecting the existing unprotected floor openings.

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC, 1009

Conditions: The project involves an addition to the 3rd floor of the existing building. The addition will utilize the existing stairs 1, 2, and 3 as the 2nd required exit. The existing stairs have a riser height of approximately 7 inches, a tread depth of approximately 10 inches, and is approximately 41 inches wide. Current code requires a maximum riser height of 7 inches and a minimum tread depth of 11 inches and a minimum 44 inches wide. There is one handrail/guardrail on the existing stairs. It does not comply with current code for guardrail height, approximately 35-36 inches tall, openings limitations, approximately 13.5 inches, and handrail extensions.

The project involves an addition to the 3rd floor of the existing building constructed in 1920-1930's. The existing building is 4-stories with a basement and Type IIIB construction. The addition is Type IIIB construction. The Basement - 3rd floors are used for offices, manufacturing, and storage - B, F-1, S-1 Occupancies. The 4th floor is an event space, A-2/A-3 Occupancy. The existing building has a fire alarm system and is sprinklered throughout.

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Facts: 1. The existing stairs rise and run complies with the standard for commercial buildings constructed before March, 1986, in Indiana.
2. The existing stairs are enclosed with a 2-hour enclosure, as required.
3. A new compliant handrail will be installed on stair 3.
4. A compliant 2-hour rated exit stair is being added to the existing building that will serve as the 2nd exit the addition and existing building and will serve all of the floor levels.
5. The existing building is currently provided with automatic sprinkler protection and fire alarm system. Sprinkler protection and fire alarm system will be provided in the addition.

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.

☒ 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: Imposition of the rule would require either demolition and reconstruction of the existing stairs, which is not feasible, or a 2nd new stair would have to be constructed which is a cost hardship. It is estimated to cost \$350,000 to construct a 2nd stair enclosure to serve the 3rd floor addition.

