

Owner / Applicant Information

Bob Swanay
Carmel Clay Public Library Building Corporation
55 4TH AVENUE SE

CARMEL IN 46032

Phone 3178143900

Email BSWANAY@CARMEL.LIB.IN.US

Submitter Information

Edwin Rensink
RTM Consultants Inc
6640 Parkdale Place

Indianapolis IN

Phone 3173297700

Email rensink@rtmconsultants.com

Designer Information

William Browne, Jr, FAIA
Ratio Design
101 South Pennsylvania Street

Indianapolis 0

Phone 3176334040

Email bbrowne@ratiodesign.com

Project Information

Carmel Clay Public Library Renovation and Addition
55 4th Avenue SE

Carmel IN 46032

County HAMILTON

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)

3104.5, 2014 IBC

Conditions: The elevated pedestrian walkway connecting the 2nd floor of the library with the adjacent open parking garage will not be provided with a 2-hour fire barrier separation at each end. The walkway will be approximately 36 feet in length.

The project involves construction of a 2-story addition at the front of the building, as well as a 2nd level connector to a new parking garage to the south. The project also includes significant interior renovation throughout. The addition will add 7,975 sq ft to the 1st floor, and 5,370 sq ft to the 2nd floor. The addition includes a north-south gallery, a large meeting room, as well as additional stacks and reading room space.

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

2

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 glass wall and door at the connection to the parking garage at the south end of the connector will be protected with a row of closely spaced sprinklers at the ceiling level, located a maximum distance of 12 inches from the glass wall.

2. A minimum 18-inch depth draft curtain and close-spaced sprinklers will be provided at the north end of the connector where it opens into the library.

3. The library will be provided with automatic sprinkler protection throughout. Sprinkler protection will also be provided within the enclosed walkway.

4. The connected garage is an open parking structure. Exterior openings will allow any heat and smoke from a fire originating in the garage to dissipate.

5. The pedestrian walkway will be of noncombustible construction, and without any fire load.

6. Based upon the protection provided, there is no risk of fire transmission from one building to the other through the pedestrian walkway.

7. Similar variances have been approved for pedestrian walkway connectors to open parking garages, including 17-08-33g, 19-09-47a, and 19-09-27c.

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.

☒ 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: Providing a 2-hour rating at the south end of the walkway will potentially compromise personal safety by eliminating the proposed glazed openings. An open connection is desired at the north end of the connector.

