

Owner / Applicant Information

Brian Copes  
Proctor Place Limited Partnership  
964 PENNSYLVANIA AVENUE

INDIANAPOLIS IN 46204

Phone 3179510688

Email BCOPES@HVAF.ORG

Submitter Information

Edwin Rensink  
RTM Consultants Inc  
6640 Parkdale Place

Indianapolis IN

Phone 3173297700

Email rensink@rtmconsultants.com

Designer Information

Sam Miller  
Cripe Architects and Engineers  
3939 Priority Way South Drive

Indianapolis IN

Phone 3177066314

Email smiller@cripe.biz

Project Information

Proctor Place  
240 North Warman Avenue

Indianapolis IN 46222

County MARION

Project Type New ☒ Y 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)  
706.5, 2014 IBC

Conditions: Nonrated exterior openings will occur on the 1st, 2nd, and 3rd floors in the exterior wall within 4 feet of the termination of the 2-hour fire wall - exterior walls intersect at 180 degrees at the termination of the fire wall. Exception 1 to Sec. 706.5 (utilized in the design) requires fire-rated openings within 4 feet of the termination of the fire wall.

The project involves construction of a 3-story apartment building. The building will be classified as R-2 Occupancy, and Type VB Construction.

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. An automatic sprinkler will be located at the ceiling level at the interior of each affected opening within 12 inches horizontally of the opening.

2. The building will be protected with an automatic sprinkler system per NFPA 13R.

3. Identical variances have been granted previously, including 19-08-96a, 19-03-30, 18-03-29, 17-09-60d, 17-08-41b, 17-06-64e, 15-03-35d, 17-03-82h, 17-07-44d, 17-02-51a, 15-06-60, and others.

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: Operable windows are desired in order to provide natural ventilation as well as natural light into the unit. Fire-rated windows are not operable. Additionally, the windows will match those throughout the rest of the building.

Variance Details

Code Name: Other Code (Not in the list provided)  
714.4.1.2, 2014 IBC

Conditions: The double top plate of nonrated interior partitions interrupts the fire-rated ceiling membrane of 1-hour floor-ceiling and roof-ceiling assemblies in the Type VA building. Based upon language in the adopted version of the International Building Code, this condition is only permitted where the interior partitions are fire-rated.

The project involves construction of a 3-story apartment building. The building will be classified as R-2 Occupancy, and Type VB Construction.

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

- 1

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 2015 and 2018 Editions of the International Building Code permit the rated ceiling membrane to be interrupted by the double top plate of an interior partition sheathed with Type X gypsum board. The construction complies with this provision.

2. Variances for this issue have been approved previously, including 20-06-59, 20-06-54, 20-02-54g, 20-04-69, 19-12-94, 19-10-08, 19-10-02, 19-08-65, 19-08-23a, 19-08-05, 19-06-27b, 19-02-27, 17-08-41g, and 18-12-16.

3. The building will be protected with an automatic 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.
- 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: Conventional wood frame construction involves framing of interior walls prior to installation of the gypsum ceilings. The change made in the 2015 International Building Code recognized this condition and deemed it to not be adverse to safety based upon the conditions noted.

