

Owner / Applicant Information

Frank Dellaglio
Charles Street Partners
1225 17TH STREET, SUITE 512

DENVER CO 80202

Phone 6177558603

Email FRANK@CHARLESSTREETPARTNERS.COM

Submitter Information

Ralph Gerdes
Ralph Gerdes Consultants, LLC
5510 S. East St., Suite E

Indianapolis IN

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

421 N. Penn
421 N. Pennsylvania

Indianapolis IN 46204

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)

2014 InBC 716.5.9.1

Conditions: High-rise apartment building will have common use restrooms off Level 4 corridor serving amenities area. Doors will not have positive latching as required for fire-rated opening protective. Doors be push pull.

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. As required, building will be sprinklered per NFPA 13. Quick or residential sprinklers will be installed.
2. Since 1997, NPFA 101 Life Safety Code permits open rooms off rated apartment corridors in eight (8) editions of the code.
3. Variances have been approved for university dormitories to have open rooms off corridor 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: Intention is to allow easy use / access of the restrooms, as found in most commercial buildings.

Variance Details

Code Name: Other Code (Not in the list provided)

2014 InBC 716.5.3

Conditions: High-rise apartment building will have amenities room on 4th Level and fitness room on 5th Level. Rooms will have non-rated glass doors and sidelights on corridor. Openings will not be fire-rated assemblies. Code requires 20 minute fire rated opening protectives in one (1) hour residential corridor.

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. 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 in eight (8) editions of the code.
3. Similar variances for open rooms 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 facilities by having tranparent openings in corridor.

