

Owner / Applicant Information

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Designer Information

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Project Information

Kinser Flats Apartments  
1610 North Kinser Pike

BLOOMINGTON IN 47404

County MONROE

Project Type New ☒ Y 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:  Email:

Local Fire Official

Phone:  Email:



Variance Details

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

714.4.1.2, 2014 IBC

Conditions: The 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, interior partitions are only permitted to penetrate the fire-rated ceiling where the partition is fire-rated.

The project involves construction of a 4-story apartment building. The building will be classified as R-2 Occupancy, and Type VA Construction.

714.4.1.2, 2014 IBC

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 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. This construction replaces the second top plate with a layer of 5/8th inch type X drywall installed per the attached detail and photos. The proposed construction will meet the intent of the code by the method described to prevent fire transmission from the rooms adjoining the walls in question into the 1-hour floor-ceiling and roof-ceiling cavities.

2. Variances to permit the double top plate to penetrate the ceiling membrane have been approved previously, including 20-06-59, 20-06-54, 20-02-54g, 20-04-72, 20-04-69, 20-04-43, 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.

Variances have been approved previously to permit substitutions for the second top plate 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 described construction will not be adverse to safety based upon the conditions noted.

