

Owner / Applicant Information

Cahmelan Porter

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Submitter Information

Cahmelan Porter

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Indianapolis IN

Phone 3176547703

Email cahmelanporter@gmail.com

Designer Information

Brian Burtch

Neon Architecture

977 Hosbrook

Indianapolis IN

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Project Information

1311 Southern

1311 Southern Ave

Indianapolis IN 46203

County MARION

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

Project Status ☒ F 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)
2020 IRC

Conditions: Using 40' Hi Cube shipping containers as the base structure of the building.

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: The shipping containers have a max weight load of 67,000 pounds which far exceeds that of what code requires for traditional build. The structure of the containers have been inspected by a structural engineer. The interior of the containers have been tested for radiation and harmful chemicals by Container Port Group Indianapolis

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.

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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: Due to the close proximity of interstate I-65 South debris from the road could potentially hit the building. Using steel structure and steel cladding on the east wall of the building will increase safety of any debris penetrating the building. Manufacturing the steel structure and steel cladding would be very costly and price the project out of the neighborhood. Utilizing steel shipping containers reduces cost, reduces the construction waste, and reduces the time to complete the project.

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Variance Details

Code Name: 2008 Indiana Building Code (675 IAC 13-2.5)

Conditions: Shipping containers do not meet the prescriptive methods of the 2020 Indiana Residential Code

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Facts: The building will be stronger and more durable than traditional build. All of the proposed containers used have been inspected for structure and tested for harsh chemicals and radiation.

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Facts:

Due to the property being right next to interstate I-65 South, debris from vehicles or lost cargo end up on the property. Utilizing the shipping container structures will help prevent any debris or car parts from penetrating the building. The container structure will also help with sound dampening of the road noise from interstate I-65 South.

Variance Details

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Variance Details

Code Name: 2008 Indiana Building Code (675 IAC 13-2.5)

675 IAC 13-2.5-3

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Facts:

Building structure and plans have all been based off the structure the shipping containers provide.