Owner / Applicant Information

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Submitter Information

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Project Information

802 State
1655 Lexington Ave.

Indianapolis IN 46203

County MARION

Project Type New [ ] Addition [ ] Alteration [Y] Existing [ ] Change of Occupancy [Y]

Project Status [U] F=Filed U or Null=Unfiled

IDHS Issued Correction order? [No] Has Violation been Issued? [yes]

Violation Issued by: LBD

Local Building Official
Phone: 3179542856 Email: planreview.Class1@indy.gov

Local Fire Official
Phone: 3179542856 Email: Michael.Martin2@Indy.Gov

Variance Details

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

405.3.1 IPC

Conditions: A change to the floor-plan during construction necessitated rotating the water closet 90 degrees.
By rotating the toilet we only have just over 17" clear from the edge of the rim to the front to the vanity. This is a private single-family attached townhome.

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 builder is a 6' 6" 300LB man and has no issue approaching, using, or moving away from the toilet.
Please see attached photos of a 6' man mock using the toilet.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

[Y] 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.

[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: Per the request below the financial hardship is in the fact that the property is complete and being marketed as we speak. Bringing the mechanical room and water closet into compliance would require the elimination of a shower and the relocation of a wall that has a bunch of utilities and a main building stack/clean-out in it. The loss of a full bath will also diminish the value of the completed structure.

Variance Details

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

1305.1.1

Conditions: A slight change to the floor-plan during construction shrunk the mechanical room a few inches and the furnace maintenance clearance could not be maintained.

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: We have over 19" of space and a technician can remove the cover and service the unit. Furthermore, the unit is only 17.5 inches wide and based on the configuration of the closet and the 32" clear door the furnace could easily be rotated and removed from the room for replacement.

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Y 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.

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