Owner / Applicant Information

Jeff Barton
Jeff Barton
6849 HAWTHORN PARK DRIVE

INDIANAPOLIS IN 46220

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Submitter Information

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Designer Information

Don Humphrey
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Project Information

Barton Pool Co
3502 N Shadeland Ave

INDIANAPOLIS IN 46220

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? [yes]

Violation Issued by: LBD

Local Building Official

Phone: [3173275544] Email: [planreview.Class1@indy.gov]

Local Fire Official

Phone: [3173275544] Email: [david.carpenter@indy.gov]

Variance Details

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

2014 IBC - 1009.4

Conditions: A completed B/S-1 Occupancy building of Type IIIB construction, has a stair with a column obstruction that reduces the required 36-inch width that ranges from 36 inches to 31 inches at 80 inches (see drawing and photos). The rest of the stair is 48 inches in width. Based upon the design occupant load is 25 a single means of egress is permitted. The 2nd floor is provided with 2 stairs. The stair without the obstruction is 1-hour rated enclosure that discharges to the exterior. This was discovered and Cited after completion of the stairs.

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.The stair with the obstruction is a convenience stair (2nd floor provided with two stairs) and is not required based upon a single means of egress per Table 1021.2(2).
2.Stair obstruction will have reflective tape and signage stating ¿caution obstruction¿ and signage leaving 2nd floor stating ¿caution obstruction in 1st floor stair¿. Employer will provide notices to all employees. Employees will be familiar with the issue and will be familiar with their surroundings.
3.The 2nd floor is only for employes no public. Public conducts business on 1st floor only.
4.The stair width required by the building code was based upon the average width of men and women¿s shoulders regarding the minimum stair widths. Men¿s width on average is 18 inches and women¿s are 16 inches. This is provided for background information only since implemented in the building code.

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: The owner's undue hardship involves the cost (approximately $30,000), which would require removal of the stair and adjacent room, new opening in floor, infilling opening where stair currently is located and possibly structural modifications. Additionally, would cause additional delays for the owner to utilize the 2nd floor.