Owner / Applicant Information

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Project Information

Project Louie 2
1200 W. Sapphire Lane

MOORESVILLE NC 46158 - 0000

County MORGAN

Project Type New [ ] 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: 7653421060 Email: lparker@morgancounty.in.gov

Local Fire Official

Phone: 7653421060 Email: cmills@monroetownshipfire55.in.gov

Variance Details

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

IBC 2021 Sect. 1110.2 Except.3

Conditions: To permit the use of two multi-gender toilet rooms serving a one-story data center facility, less than 50% accessible. Previous variance approval: 26-04-23, use of 2021 IBC and reference standards. IBC 2021 Section 1110.2, Exception 3 requires at least 50 percent of clustered single-user toilet rooms to be accessible. The proposed design provides two multi-gender toilet rooms, each containing one accessible compartment and four standard compartments. The proposed configuration does not meet the 50 percent accessibility requirement as applied to the toilet compartments.

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: In lieu of strict compliance with the accessibility distribution requirement, each multi-gender toilet room provides one fully accessible water closet compartment, fully enclosed compartments for privacy, four total water closet compartments, and four lavatories. In total, only four water closets are required by code, and the design provides two ADA-compliant water closet compartments. Therefore, the design meets the required number of ADA stalls for the total number of code-required water closets. The proposed configuration provides adequate fixture capacity, accessibility, privacy, and occupant accommodation for the facility¿s low-density occupancy and no public access.

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: Strict compliance would require reconfiguration of the proposed toilet room layout to provide additional accessible compartments and/or separate toilet facilities. Due to the facility¿s low-density occupancy, no public access, and operational requirements, the proposed configuration provides adequate fixture capacity and accessibility without compromising health, safety, or privacy. Reconfiguration of the restroom layout at this stage would also result in significant construction impacts, including redesign, coordination, and sequencing of multiple trades. Such changes would create additional construction delays and could adversely affect the project schedule and the timely usability and occupancy of the building upon completion.

Variance Details

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

IPC Section 405.3.4

Conditions: To allow the water closet compartments within Restroom to be provided without individual lavatories located within each compartment. Previous variance approval: 26-04-23, use of 2021 IBC and reference standards.

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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: The proposed design consists of a single shared restroom serving both sexes with multiple fully enclosed water closet compartments. Each compartment contains only a water closet and functions as a water closet compartment rather than a separate toilet room. Shared lavatories are provided immediately outside the compartments and remain fully accessible to all restroom users without exiting Restroom. The intent of Section 405.3.2 is to ensure that handwashing facilities are conveniently available to users of toilet facilities. That intent is satisfied by the proposed arrangement, as all lavatories are located within the same restroom environment and directly adjacent to the water closet compartments. Users do not leave the restroom area prior to accessing handwashing facilities.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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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.

☒ 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: Due to the facility¿s low-density occupancy, controlled access, and operational requirements, the proposed restroom configuration with lavatories outside the individual water closet compartments provides adequate fixture capacity, accessibility, health, safety, and privacy. Reconfiguring the restroom layout at this stage would require significant redesign, trade coordination, and construction re-sequencing, resulting in additional cost and potential delays to the project schedule. Requiring these changes would create a disproportionate hardship without providing a meaningful benefit to the facility¿s occupants.

Variance Details

Code Name: 2012 Indiana Plumbing Cod, (675 IAC 16-1.4)

Section 405.3.2

Conditions: 675 IAC 16-1.4, 2012 Indiana Plumbing Code, Section 405.3.2 requires the required lavatory to be located in the same room as the required water closet in employee and public toilet rooms. The proposed design provides water closets within fully enclosed compartments, with the required lavatories located in the common restroom area immediately outside the compartments

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Variance Details

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

2014 InBC 1109.2

Conditions: 675 IAC 13-2.6, 2014 Indiana Building Code, Section 1109.2, Exception 3 requires that where multiple single-user toilet rooms or bathing rooms are clustered at a single location, at least 50 percent, but not less than one room for each use at each cluster, shall be accessible. The proposed design provides two multi-gender toilet rooms, each containing one accessible compartment and four standard compartments. The proposed configuration does not meet the 50 percent accessibility requirement as applied to the toilet compartments.

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Reconfiguration of the restroom layout at this stage would also result in significant construction impacts, including redesign, coordination, and sequencing of multiple trades. Such changes would create additional construction delays and could adversely affect the project schedule and the timely usability and occupancy of the building upon completion