Owner / Applicant Information

Andrew Fisher
RCA Properties
801 SHELBY AVE

INDIANAPOLIS IN 46203

Phone 8122012436

Email ANDREW.FISHER@RCAPROPERTIES.COM

Submitter Information

Scott Perez
ARX 360, Inc.
6015 Orchard Hill Ln

Indianapolis IN

Phone 3175202558

Email scott@arx360.com

Designer Information

Charles Ellis
Tozai Architecture Interiors
PO Box 36629

Cincinnati OH

Phone 5132257320

Email tozaiarch@gmail.com

Project Information

Mixed Use Property for RCA Properties
2332 East Washington Street

Indianapolis IN 46201

County MARION

Project Type New [ ] Addition [ ] Alteration [Y] Existing [Y] 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: 3173278700 Email: planreview.Class1@indy.gov

Local Fire Official
Phone: 3173278700 Email: Daniel.Blackledge2@Indy.Gov

Variance Details

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

2014 IBC, 508.4

Conditions: The renovation is to convert the second floor to apartments, the first floor for retail. The approved construction documents require a 2-hour fire-resistance-rated floor/ceiling assembly per Table 508.4. Existing framing of 1 x 6 tongue and groove subfloor was also existing over the 2 x 12 floor joists which are spaced at 16-inches o.c.. A 3/8-inch OSB subfloor and adhered luxury vinyl plank (LVP) finish flooring were installed on the subfloor before the discrepancy was identified. Because the finish floor is now installed, the assembly cannot be completed exactly as tested without demolishing completed work.

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: The approved construction documents require a 2-hour fire-resistance-rated floor/ceiling assembly between constructed as UL Design L511, which specifies 1 x 6 tongue and groove subfloor installed over 2 x 10 wood joists with a minimum 7/16¿ additional subfloor over the T&G. A resilient channel with 2 layers of type X gypsum shall be installed to the bottom of the existing joists. Before the discrepancy was identified, 3/8-inch OSB subfloor and adhered LVP finish flooring were installed over the T&G subfloor; this subfloor does not match the subfloor specified in the referenced UL design. Removing the installed subfloor and finish flooring to rebuild the assembly exactly as tested would require demolition of completed finish work. The Owner proposes to achieve equivalent fire-resistance performance by field-applying FlameOFF Fire Barrier Paint as per the manufacturer¿s requirements to obtain the one hour application thickness to the underside of the Type C drywall membrane in the lower B-Occupancies. A 7/8-inch resilient channel at 16 inches on center and two layers of 5/8-inch Type C gypsum wallboard to the bottom of the existing joists (ceiling for B-Occupancies below).

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 ceiling-side membrane (7/8-inch resilient channel at 16 inches on center and two layers of 5/8-inch Type C gypsum wallboard, joints staggered and fully finished) shall be installed continuously across the assembly and extended to the enclosing construction; penetrations shall be protected per Section 714 and draftstopped per Section 718 at all joist bays.
The intumescent coating is FlameOFF® Fire Barrier Paint, ICC-ES Listed (ESL-1191/ESL-1192) and UL Classified (UL Fire Resistance Directory R38327), tested per ASTM E119/UL 263 (fire endurance) and ASTM E84/UL 723 (surface burning); it shall be applied per the manufacturer's requirements for a 1-hour fire-resistance contribution on a drywall substrate that has a 1-hour rating. The entire system, with larger joists, etc. will develop a similar required rating.
Similar variances have been approved previously that provide for intumescent coatings for a substitute in 2-hour assemblies: 17-07-46.