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Project Information

Claybrooke Commons
8651 S Emerson Ave

INDIANAPOLIS IL 46237

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: 3173278700 Email: planreview.Class1@indy.gov

Local Fire Official

Phone: 3173278700 Email: ernest.malone@indy.gov

Variance Details

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

2014 IBC - 714.4.1.2

Conditions:

Reviewer Comment:
"Penetrations of membranes that are part of a horizontal assembly shall comply with Section 714.4.1.1.1 or 714.4.1.1.2. Where floor/ceiling assemblies are required to have fire resistance rating, recessed fixtures shall be installed such that the required fire resistance will not be reduced."
Additional clarification from the local building inspector:
The double top plate of nonrated interior partition interrupts the fire-rated ceiling membrane and roof-ceiling assembly throughout units within the type 5A buildings. Based upon the language in the adopted version of the 2014 Indiana Building Code (and 2012 International Building Code from which it is based) this condition is permitted only where the interior partitions are fire rated.

The project consists of (4) similar buildings; 3 stories - multifamily (R-2) use group. The project utilizes 1-hour rated horizontal separations between units. The building is protected throughout with an NFPA 13R fire suppression system

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:

1. The 2015, 2018, 2021, and the 2024 editions of the International Building Code permit the horizontal rated membrane to be interrupted by the double top plates and an interior partition sheathed both sides with type "X" gypsum board. The proposed construction will comply with this provision and detailed accordingly in the original submission.
2. Variances for this condition have been approved previously, including 26-07-01c, 26-04-65h, 25-10-50i, 25-08-65b, 25-08-46d, 25-08-38b,25-08-28d, 25-06-03-h, 25-03-10L, 25-01-05c, 25-01-37d, 24-12-67b, 12-12-10b, 24-07-05e, 24-05-61f, 24-03-60h, 24-03-29h, 22-03-29h, as well as others.
3. Building will be protected throughout with an NFPA 13R fire suppression system.
4. All penetrations of the membrane outside the wall penetrations will be compliant.Electrical SER cables - 714.4.1.2 Exception 1.
electrical boxes - 714.4.1.2 Exception 2, 3, or 4 depending on type used.
Mechanical ducts - 714.4.1.2 Exception 7
5. Reference G104 for partition types P4/P5 for interior walls. Reference A2-14 through A2-25 for locations defined on plans for interior partitions P4 & P5 that will penetrate floor ceiling assembly and will be sheathed both sides with type 'x' gyp. bd.

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:

Sequencing of conventional wood frame construction involves framing of the interior walls prior to the installation of the gypsum ceilings. The change adopted in the 2015 (and subsequent) International Building Codes recognized this condition and deemed that it would

not adversely affect safety, based upon the conditions noted.

The project documents originally submitted, define all interior walls to have double top plates and are sheathed both sides with type "x" gypsum board, thus following the language adopted in 2015 IBC and all subsequent IBC editions.