Owner / Applicant Information

Bryan Freel
The Village at Hyde Park, LLC - Oversized Garage
6617 N. SCOTTSDALE ROAD
SUITE 101
SCOTTSDALE AZ 85250

Phone 4805467900

Email BFREEL@BUILTBYEMPIRE.COM

Designer Information

Andrew Smith
Jordan & Skala Engineers
10375 Richmond Ave.
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Houston TX

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Project Information

Village at Hyde Park LLC
12106 Daffodil Ln

NOBLESVILLE 00000

County HAMILTON

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

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

IDHS Issued Correction order? [ ] Has Violation been Issued? [ ]

Violation Issued by: NA

Local Building Official

Phone: 3177766325 Email: dsheposh@noblesville.in.us

Local Fire Official

Phone: 3177766325 Email: lturner@noblesville.in.gov

Variance Details

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

2014 IMC 1107.3 & 1107.5.3

Conditions: As of right now, there is not a very good path forward in addressing A2L provisions with the current Indiana Mechanical Code, chapter 11. The two code sections mentioned above will satisfy A2L requirements, but can be very costly, problematic from an installation perspective and would require complicated engineering judgements as well. There is a path forward to mitigate these issues, which has been met with great success in many different jurisdictions throughout the nation. A code modification is requested to substitute chapter 11 of the current Indiana Mechanical Code with ASHRAE 15-2022.

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: ASHRAE 15, 2022 affectively addresses all A2L concerns from a safety perspective, constructability perspective and installation perspective.
If we can successfully get the code modification approved, we could then run refrigerant concentration limit calculations and as long as we do not exceed the RCL values for R-32 & R-454B refrigerant as outlined in ASHRAE 34-2022, we can keep lineset chases as-is in the building without having to add a fire-rated shaft enclosure. We have had very little calculations fail, and it typically only occurs in a very small studio apartment.

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: Option #1: Per 2014 Indiana Mechanical Code, section 1107.3, a rigid or flexible metal enclosure or pipe ducts would have to be provided for soft, annealed copper tubing. This is not the most practical solution as it would require engineering judgements and can be problematic from an installation perspective.
Option #2: Per 2014 Indiana Mechanical Code, section 1107.5.3, hard copper piping may be used. This is the preferred method out of the two, but is the more costly of the two.