Owner / Applicant Information

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Project Information

Firefly Youth Housing
2115 Central Ave

INDIANAPOLIS IN 46202

County MARION

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

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: 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)

1004.1.2, 2014 IBC

Conditions: The occupant load of the outdoor courtyard will be a posted maximum 49 for purposes of egress requirements in lieu of a calculated occupant load. Based upon an area of 954 sq ft, the calculated occupant load is 64. Per attached photos, the courtyard is used for small casual gatherings of the apartment tenants, including an 8-top table, some loose chairs, and space for cornhole games.

The existing 1-story building was constructed in 1973 as senior housing. The existing use is a private secure child caring institution, classified as I-3 Occupancy per the IBC. The project will convert the building to apartments for 18 and 19 year olds, classified as R-2 Occupancy. The building is classified as Type VB Construction. Firefly Children and Family Alliance is a non-profit organization providing supportive services for children and families in need.

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 maximum occupant load of 49 will be posted conspicuously in the courtyard. The exception to this section in the model code (deleted in Indiana) permits an occupant load less than that determined by calculation where approved by the building official. The 2026 Indiana Building draft as proposed will retain the model code language permitting a reduced occupant load where approved by the building official.

2. The building has 21 1-bedroom dwelling units. At double-occupancy per room, the actual resident population in the building will be 42.

3. The building is protected throughout with an automatic sprinkler system per NFPA 13.

4. Similar variances have been previously approved for outdoor spaces associated with residential occupancies including: 26-09-81, 25-10-50h, 22-02-27b, 23-02-05b, as well as other uses, including 26-07-12c, 24-12-06f, 25-12-24, 25-10-33a, 25-03-99a, 24-08-51b, 18-03-66a, 14-05-44c and 12-10-22c.

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.

[Y] 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.

[ ] 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 outdoor courtyard has a single exit leading to the interior corridor with access to exterior exits. The other door into the courtyard is from a Community Room that will be locked for security reasons. The condition is existing, as the courtyard was previously occupied by prior tenants of the building with doors existing as indicated.