

Owner / Applicant Information

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Project Information

Metro 360 Building Renovation  
2102 East Washington Street

Indianapolis IN 46201

County MARION

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:  Email:

Local Fire Official

Phone:  Email:



Variance Details

Code Name: 2014 IBC

1009, 1009.7.2, 1009.10

Conditions: Stair treads for the new exterior steel stairway serving the 2nd and 3rd floors of the building will have a depth of 9 1/8" in lieu of the required minimum 11 inches. Additionally, the bottom flight of the stairs will have a total vertical rise of 13'4" in lieu of the maximum 12' permitted.

The building is an existing 3-story + basement commercial building constructed in 1880. The building has been used for a variety of commercial and assembly uses historically. The proposed project will renovate the 1st floor for use as a coffee shop and brewery tasting room. The 2nd floor will be renovated for office use, and the 3rd floor will be renovated for use as a banquet/event/meeting space. The building is classified as Type IIIB Construction. The building will include A-2, A-3, B, and M Occupancy uses.

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

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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: 1. Sec. 3406.1.3, IBC (not amended by Indiana) permits fire escapes with minimum 8-inch treads to be used where where exterior stairs complying with Sec. 1009 cannot be utilized due to lot lines limiting stair size.

2. The proposed stairs will significantly exceed the minimum requirements for new fire escapes in Sec. 3406, including riser heights, tread depths, and minimum width. Riser heights will be a maximum of 7 inches, and the stair will be a minimum of 44 inches in width versus the permitted 22-inch minimum width for a fire escape.

3. The building will be protected throughout with an automatic sprinkler system.

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 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.

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 stair is in the street right of way, which rules out any consideration for a switch back type of stair. The horizontal distances between the openings on the 2nd and 3rd floor and between the 2nd floor and the necessary termination point at grade determines the tread depths and also does not allow the necessary space for an intermediate landing for the stair flight from the 2nd floor to grade. An attempt was also made to make the risers and treads as uniform as possible on all stair flights.

