

Owner / Applicant Information

John C Hart, Jr.
Opti Park LLC
805 CITY CENTER DRIVE
SUITE 120
CARMEL IN 46032
Phone 3175734800
Email JOHN@HOMEISJCHART.COM

Submitter Information

Edwin L Rensink
RTM Consultants Inc
6640 Parkdale Place
Suite J
Indianapolis IN
Phone 3173297700
Email rensink@rtmconsultants.com

Designer Information

Mark W Demerly
Demerly Architects
6500 Westfield Blvd
Indianapolis IN
Phone 3178470724
Email mark@demerlyarchitects.com

Project Information

Park 66 Flats of Broad Ripple
888 East 66th Street

Indianapolis IN 46220

County MARION

Project Type New Addition Alteration Existing Change of Occupancy

Project Status 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: Other Code (Not in the list provided)

1009.9, 2014 IBC

Conditions: Each of the three (3) stairs will be of combustible construction between the 1st and 2nd floors. Based upon the Type IA classification of the 1st floor podium building, the stairs are required to be of noncombustible construction between the 1st and 2nd floor levels - Sec. 1009.9 states that stairway construction be consistent with the type of construction of the building.
The project involves construction of an on-grade open parking garage, 3 full floors of apartments above, and a small 5th floor with amenity exercise and community room functions, as well as an occupied roof deck. The project is designed utilizing the horizontal building separation allowance per Sec. 510.2, with a 1-story Type IA podium and 4 floors of Type VA Construction.

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 welfare.
- 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 stairs do not serve any portion of the 1-story parking garage podium, only the Type VA building above.
2. The 1st story podium will be protected with a sprinkler system per NFPA 13. The Type VA building will be protected with a sprinkler system per NFPA 13R, with protection criteria provided for nonresidential areas as required per NFPA 13.
3. This same variance has been approved on several previous projects, including most recently 16-12-52(d) and also 16-03-04.

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 additional cost to provide noncombustible construction for the stair between the 1st and 2nd floor will not result in an additional level of safety, since the same stair is of combustible construction (as permitted by code) from floors 2-5.

