

## Sutor, Beth

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**From:** Steve Bodi <sbodi@renaissancerentals.com>  
**Sent:** Monday, March 13, 2017 4:02 PM  
**To:** Sutor, Beth  
**Subject:** additional info for Variance application  
**Attachments:** exterior 3281 Covenanter.JPG; interior stairs.JPG; interior stairs looking down.JPG

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Dear Ms. Sutor:

Please share this brief note with the Commission members in reference to our variance number 17-03-26 for 3281 E. Covenanter Drive, Bloomington; in reference to *stair treads and risers*.

The building in question is a relatively small structure with a set of interior stairs that leads to an open office area on the second floor (less than 672 sq feet of office space). The stairs are accessed through a locked front entry door. We built the building as owner and contractor for our own use as a construction office for our employees. It's not intended for public use; we foresee just occasional visits from subcontractors. Please see the three attached photos; one showing the exterior with the entry door and the other two the stairs from bottom looking up and from the top looking down.

The architectural plans were pretty thin because it is such a small and relatively simple structure. The stairs were not well defined on the plans. The frame carpenters had some difficulty getting the stairs to fit in the space between the entry door and the space left for the landing at the second floor. The stairs ended up not meeting the commercial code for max. rise and min. tread length. The stairs as built have a 7-3/4" rise and a 10" tread (from nosing to nosing) so they do not meet the code required 7" rise and 11" tread. As owner and contractor it was my fault for not realizing the stairs would not meet the appropriate code. Our local building official pointed out the issue during our inspection. The structure is complete and finished and it would be a really big deal to remove the steps and stringers and start over; especially with the very tight space we have to try to get the staircase in.

Again, this variance request is to allow us to leave the existing stairs in place leading to this small office space that will be used for our own company's use. The stairs in question are behind a locked entry door and this 2nd floor space is not a retail/commercial area where customers will be accessing the office. It's a small 2nd floor office for our own use by our construction guys with occasional meetings with sub-contractors.

Thank you in advance for your consideration of this variance request to allow the stairs to remain in place.

Sincerely,

Steve Bodi  
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RenaissanceRentals.com





