

**APPLICATION FOR VARIANCE**State Form 44400 (R7 / 10-13)
Approved by State Board of Accounts, 2013INDIANA DEPARTMENT OF HOMELAND SECURITY
CODE SERVICES SECTION
302 West Washington Street, Room W246
Indianapolis, IN 46204-2739
http://www.in.gov/dhs/fire/fp_bs_comm_code/**INSTRUCTIONS:** Please refer to the attached four (4) page instructions.
Attach additional pages as needed to complete this application.

Variance number (Assigned by department)

18-03-08

1. APPLICANT INFORMATION (Person who would be in violation if variance is not granted; usually this is the owner)

| | |
|---|-------------------------|
| Name of applicant Don Smith | Title Owner Rep |
| Name of organization RBE Properties LLC | Telephone number () |
| Address (number and street, city, state, and ZIP code) 141 E Washington St Indpls In 46204 | |

2. PERSON SUBMITTING APPLICATION ON BEHALF OF THE APPLICANT (If not submitted by the applicant)

| | |
|---|------------------------------------|
| Name of applicant James Vonderahc | Title President |
| Name of organization Digital Pneumatics Corp. | Telephone number (317) 716-1350 |
| Address (number and street, city, state, and ZIP code) 1402 Commerce Ave Indpls In 46201 | |

3. DESIGN PROFESSIONAL OF RECORD (If applicable)

| | |
|--|-------------------------|
| Name of design professional | License number |
| Name of organization | Telephone number () |
| Address (number and street, city, state, and ZIP code) | |

4. PROJECT IDENTIFICATION

| | | |
|---|--------------------------------|------------------|
| Name of project RBE office Bldg | State project number 395054 | County Marion |
| Address of site (number and street, city, state, and ZIP code) 141 E Washington St Indpls In 46204 | | |
| Type of project <input type="checkbox"/> New <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Change of occupancy <input type="checkbox"/> Existing | | |

5. REQUIRED ADDITIONAL INFORMATION

The following required information has been included with this application (check as applicable):

A check made payable to the Indiana Department of Homeland Security for the appropriate amount. (see instructions)

One (1) set of plans or drawings and supporting data that describe the area affected by the requested variance and any proposed alternatives.

Written documentation showing that the local fire official has received a copy of the variance application.

Written documentation showing that the local building official has received a copy of the variance application.

6. VIOLATION INFORMATION

Has the Plan Review Section of the Division of Fire and Building Safety issued a Correction Order?
 Yes (If yes, attach a copy of the Correction Order.) No

Has a violation been issued?
 Yes (If yes, attach a copy of the Violation and answer the following.) No

Violation issued by:
 Local Building Department
 State Fire and Building Code Enforcement Section
 Local Fire Department

7. DESCRIPTION OF REQUESTED VARIANCE

| | |
|--|---------------------------------|
| Name of code or standard and edition involved 2014 IBC 1015.3 | Specific code section 1015.3 |
|--|---------------------------------|

Nature of non-compliance (Include a description of spaces, equipment, etc. involved as necessary.)

only one door in Mech. room containing boilers

8. DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE WILL BE PROTECTED

Select one of the following statements:
 Non-compliance with the rule will not be adverse to the public health, safety or welfare; or
 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 demonstrating that the above selected statement is true:

System has been in existence over 30 years with similar equipment

9. DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE

Select at least one of the following statements:
 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 demonstrating that the above selected statement is true:

Plans submitted to city & state showing the issue had been approved

10. STATEMENT OF ACCURACY

I hereby certify under penalty of perjury that the information contained in this application is accurate.

| | | |
|---|-------------------------------------|---|
| Signature of applicant or person submitting application James Vanderah | Please print name James Vanderah | Date of signature (month, day, year) 2-23-18 |
| Signature of design professional (if applicable) | Please print name | Date of signature (month, day, year) |

11. STATEMENT OF AWARENESS (If the application is submitted on the applicant's behalf, the applicant must sign the following statement.)

I hereby certify under penalty of perjury that I am aware of this request for variance and that this application is being submitted on my behalf.

| | | |
|---|--------------------------------------|---|
| Signature of applicant James Vanderah | Please print name James Vanderah | Date of signature (month, day, year) 2-23-18 |
| Signature of design professional Ronald S. Smith | Please print name Ronald S. Smith | Date of signature (month, day, year) 2-23-18 |



THE CITY OF
INDIANAPOLIS
BUSINESS & NEIGHBORHOOD SERVICES
EST. 1821

NOTICE OF VIOLATION

City of Indianapolis
Department of Business & Neighborhood Services
1200 Madison Avenue, Suite 100
Indianapolis, IN 46225

Case Number: VIO18-001413

Date: 02/22/2018

Time: 1:19 pm

Inspector Signature: 

Inspector Telephone Number: (317) 997-1829

Inspector Name: Doug Bruce

Inspector Fax Number: (317) 327-2621

Inspector Email: Doug.Bruce@indy.gov

Address of Violation: 141 E WASHINGTON ST

Person Served: JAMES VONDERAHE

Mailed To: PO BOX 39

BROWNSBURG, IN 46112

An inspection of the above noted property revealed the following violations:

Indiana Building Code 2014: 1015.3 Boiler, incinerator and furnace rooms.

Room: Mechanical

Floor: Basement

Specific Location:

Comments: 2014 IBC Section 1015.3 Boiler, incinerator, and furnace rooms. (Two exit access doorways required for where fuel-fired equipment exceeds 400,000 BTU and the room exceeds 500sq ft- installation is 2 boilers w/ combined 1.6 million BTU in a room approximately 1250 sq feet)

The City of Indianapolis requests your cooperation in correcting the violation(s). Violation(s) that have not been corrected within 15 days of the date noted above, will result in further enforcement action, which may include but is not limited to:

- 1) Assessment of an administrative fee in the amount of two hundred fifteen dollars (\$215.00) for each scheduled visit to the property and the violation(s) have not been corrected (Section 536-609) and/or
- 2) Lawsuit with fines up to \$2,500 for each violation plus court costs (Section 536-709)

To further research the City of Indianapolis-Marion County code section mentioned above, please visit www.municode.com.

Do Not Remove This Notification

Sutor, Beth

From: Bovard, Margie F. <Margie.Bovard@indy.gov>
Sent: Tuesday, February 27, 2018 9:30 AM
To: Sutor, Beth
Subject: RE: RBE Office Building variance 18-03-08

**** This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email. ****

Received, Thank You

-----Original Message-----

From: Sutor, Beth [mailto:bsutor@dhs.IN.gov]
Sent: Monday, February 26, 2018 11:15 AM
To: Bovard, Margie F. <Margie.Bovard@indy.gov>
Subject: FW: RBE Office Building variance 18-03-08

Beth Sutor
Code Services
IN Department of Homeland Security
302 W. Washington St, Room E-241
Indianapolis, IN 46204
(317)232-1402
E-mail; bsutor@dhs.in.gov
www.in.gov/dhs

-----Original Message-----

From: DFBSscanner@dhs.in.gov [mailto:DFBSscanner@dhs.in.gov]
Sent: Monday, February 26, 2018 11:33 AM
To: Sutor, Beth <bsutor@dhs.IN.gov>
Subject: Message from "RNP0026739B1355"

This E-mail was sent from "RNP0026739B1355" (Aficio MP 6002).

Scan Date: 02.26.2018 11:33:25 (-0500)
Queries to: DFBSscanner@dhs.in.gov



February 26th, 2018

Denise Fitzpatrick
Indiana Department of Homeland Security, Code Services
Room W-245
402 W. Washington St.
Indianapolis, IN. 46024

RE: Variance- 141 E Washington St. - RBE Office Building

Dear Denise,

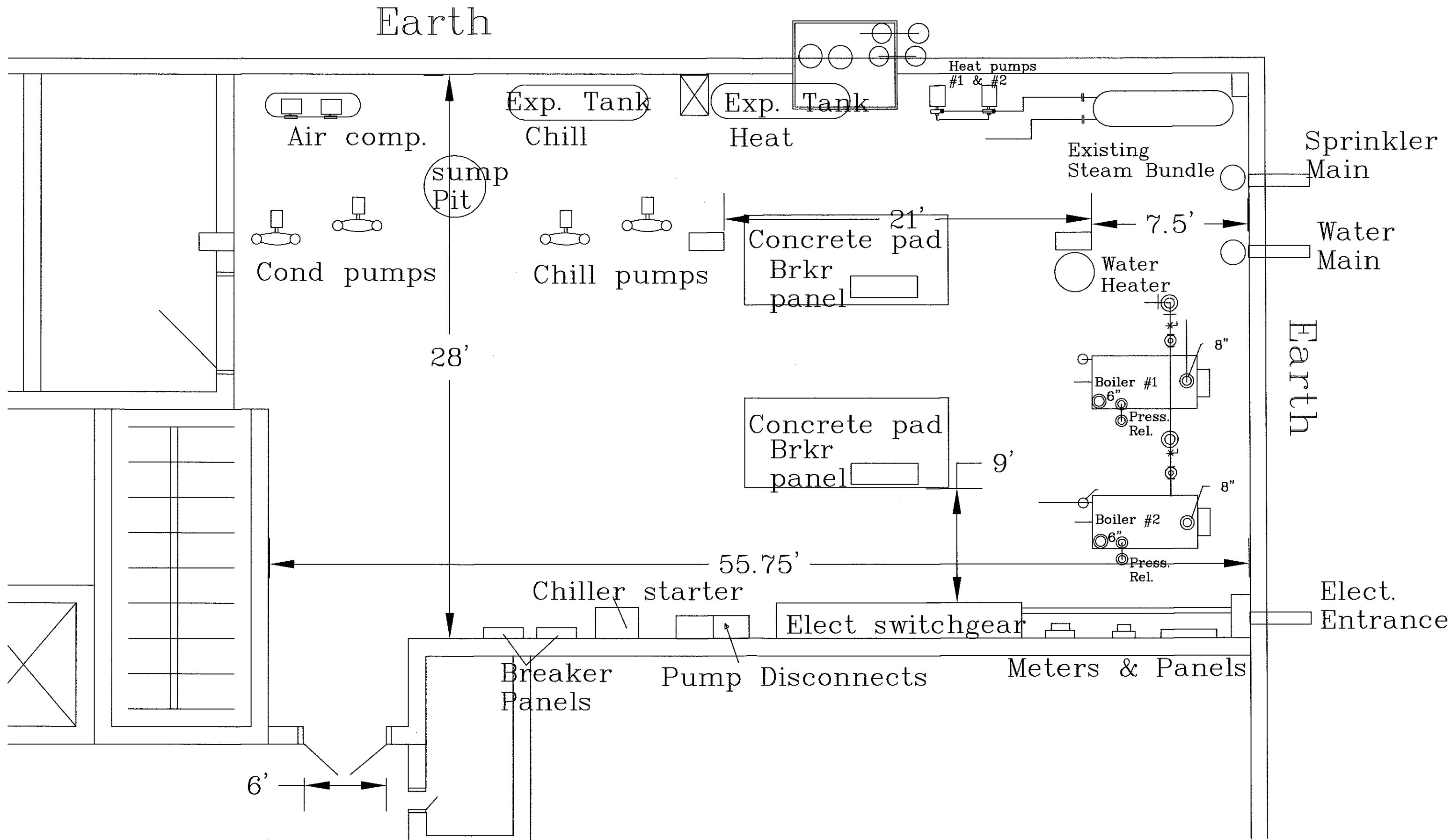
The City of Indianapolis has received the application for variance as follows:

- 1) 2014 Indiana Building Code / Section – 1015.3 Only one exit will be provided in a boiler room.

We will appreciate receiving the results of the Commission's deliberations.

Sincerely,

Stephen Bartrom
Building Code Analyst



Earth

Earth

Elect. Entrance

North

Bsmnt level

Earth

