



# APPLICATION FOR VARIANCE

State Form 44400 (R4 / 6-10)  
Approved by State Board of Accounts, 2008

INDIANA DEPARTMENT OF HOMELAND SECURITY  
CODE SERVICE SECTION  
402 West Washington Street, Room W246  
Indianapolis, IN 46204-2739  
[http://www.in.gov/dhs/fire/tp\\_bs\\_comm\\_code/](http://www.in.gov/dhs/fire/tp_bs_comm_code/)



**INSTRUCTION:** Please refer to the attached four (4) page instructions.  
Attach additional pages as needed to complete this application.

Variance number (Assigned by department)

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

Name of the applicant <b>Bryan Duncan, P.E.</b>	Title <b>Director of Capital Planning</b>
Name of organization <b>Indiana State University</b>	Telephone number <b>(812) 237-8195</b>
Address (number and street, city, state, and Zip code) <b>951 Sycamore Street Terre Haute, Indiana 47809</b>	

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

Name of person on behalf of the applicant <b>Edwin L. Rensink</b>	Title <b>Principal</b>
Name of organization <b>RTM Consultants, Inc.</b>	Telephone number <b>(317) 329-7700</b>
Address (number and street, city, state, and Zip code) <b>6640 Parkdale Place, Suite J., Indianapolis, Indiana 46254</b>	

### 3. DESIGN PROFESSIONAL OF RECORD (if applicable)

Name of design professional <b>William A. Browne, Jr., FAIA</b>	License number <b>4154</b>
Name of organization <b>Ratio Architects</b>	Telephone number <b>(317) 633-4040</b>
Address (number and street, city, state, and Zip code) <b>107 South Pennsylvania Street Indianapolis, Indiana 46204</b>	

### 4. PROJECT IDENTIFICATION

Name of project <b>Indiana State University Blumberg Hall</b>	State project number	County <b>Vigo County</b>
Site Address (number and street, city, state, and Zip code) <b>400 Mulberry Street Terre Haute, Indiana 47809</b>		

Type of project:     New             Addition             Alteration             Change of Occupancy             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 & 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

**General Administrative Rules, 2<sup>nd</sup> Edition**

Specific code section

**Rule 4, Section 12(f)**

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

**The project includes a small “bump-out” addition on each of floors 3-12 of approximately 50 sq ft per floor, as well as a small net increase in area on the 2<sup>nd</sup> floor “mezzanine” level. The building does not comply with the Type IA Construction requirements per current code. All building elements are a minimum of 1-hour rating, but do not comply with Table 601 requirements for Type IA Construction.**

**The building is 12 stories in height (including the partial 2<sup>nd</sup> floor “mezzanine”) and is constructed of a combination of precast and cast-in-place concrete construction. Blumberg Hall is one (1) of four (4) residence towers making up the 1960's-era Sycamore Towers at the Indiana State University campus in Terre Haute. The project proposes a renovation/rehabilitation to the structure, including student room and rest room renovations, common use area renovations, new mechanical and plumbing systems, electrical system upgrades, and improvements to the existing building envelope.**

**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:

- 1. The building will be protected throughout with a sprinkler system per NFPA 13 as part of this project. Additionally, an automatic standpipe system will be provided throughout the building.**
- 2. A voice-alarm system will be provided throughout the building as part of this project.**
- 3. Two (2) separate standby power generators will be provided; one for the fire pump, and one to serve elevators, emergency lighting, the fire alarm system, and the existing stair pressurization system.**
- 4. Based upon the fire and life safety improvements proposed, the small additional floor area will not be adverse to safety. An identical variance was granted for ISU Mills Hall, another wing of Sycamore Towers - 14-1-37(a).**

**9. DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE**

Select 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:

**The additional area is needed on the mezzanine level to complete construction for new resident supervisor apartment units and reconfiguration of the space otherwise. The small bump-out addition will accommodate a new curtain wall feature to dress up the exterior of the building.**

**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	Please print name <b>Edwin L. Rensink</b>	Date of signature ( <i>month, day, year</i> )
Signature of design professional ( <i>if applicable</i> )	Please print name <b>William A. Browne, Jr., FAIA</b>	Date of signature ( <i>month, day, year</i> )

**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	Please print name <b>Bryan Duncan, P.E.</b>	Date of signature ( <i>month, day, year</i> )
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**7. DESCRIPTION OF REQUESTED VARIANCE**

Name of code or standard and edition involved

**General Administrative Rules, 2<sup>nd</sup> Edition**

Specific code section

**Rule 4, Section 12(f)**

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

The project includes a small "bump-out" addition on each of floors 3-12 of approximately 50 sq ft per floor, as well as a small net increase in area on the 2<sup>nd</sup> floor "mezzanine" level. The building does not comply with the Type IA Construction requirements per current code. All building elements are a minimum of 1-hour rating, but do not comply with Table 601 requirements for Type IA Construction.

The building is 12 stories in height (including the partial 2<sup>nd</sup> floor "mezzanine") and is constructed of a combination of precast and cast-in-place concrete construction. Blumberg Hall is one (1) of four (4) residence towers making up the 1960's-era Sycamore Towers at the Indiana State University campus in Terre Haute. The project proposes a renovation/rehabilitation to the structure, including student room and rest room renovations, common use area renovations, new mechanical and plumbing systems, electrical system upgrades, and improvements to the existing building envelope.

**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:

1. The building will be protected throughout with a sprinkler system per NFPA 13 as part of this project. Additionally, an automatic standpipe system will be provided throughout the building.
2. A voice-alarm system will be provided throughout the building as part of this project.
3. Two (2) separate standby power generators will be provided; one for the fire pump, and one to serve elevators, emergency lighting, the fire alarm system, and the existing stair pressurization system.
4. Based upon the fire and life safety improvements proposed, the small additional floor area will not be adverse to safety. An identical variance was granted for ISU Mills Hall, another wing of Sycamore Towers - 14-1-37(a).

**9. DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE**

Select 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:

The additional area is needed on the mezzanine level to complete construction for new resident supervisor apartment units and reconfiguration of the space otherwise. The small bump-out addition will accommodate a new curtain wall feature to dress up the exterior of the building.

**10. STATEMENT OF ACCURACY**

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**7. DESCRIPTION OF REQUESTED VARIANCE**

Name of code or standard and edition involved

**2014 Indiana Building Code**

Specific code section

**1008.1.9.11, exc. 6**

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

**The west stair will be provided with door locking devices that lock from the side opposite the egress side to prevent re-entry onto each floor from the stair in a non-emergency condition. The code permits the proposed arrangement for stairways "serving not more than 7 stories, and not a high rise". The building is 12 stories in height (including the partial 2<sup>nd</sup> floor "mezzanine"). The building is classified as a high rise per current code, but does not have all of the features enumerated in the separate provision in Sec. 403.5.3 for locking doors in a high rise because of not having a fire command center where doors can be unlocked manually.**

**Blumberg Hall is one (1) of four (4) residence towers making up the 1960's-era Sycamore Towers at the Indiana State University campus in Terre Haute. The project proposes a renovation/rehabilitation to the structure, including student room and rest room renovations, common use area renovations, new mechanical and plumbing systems, electrical system upgrades, and improvements to the existing building envelope.**

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

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- 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:

- 1. All exit doors will be openable in the direction of egress at all times.**
- 2. The devices in question will unlock upon actuation of the fire alarm system or sprinkler system, or upon loss of power controlling the devices.**
- 3. The building will be protected throughout with a sprinkler system per NFPA 13 as part of this project. Additionally, an automatic standpipe system will be provided throughout the building.**
- 4. A voice-alarm system as required for high rise buildings will be provided throughout the building as part of this project. Egress lighting and exit signage will be updated throughout the building.**
- 5. Two (2) separate standby power generators will be provided; one for the fire pump, and one to serve elevators, emergency lighting, the fire alarm system, and the existing stair pressurization system.**
- 6. An identical variance was granted for ISU Mills Hall, another wing of Sycamore Towers - 14-05-17. A nearly identical variance was granted for the 12-story IU Briscoe Hall Renovation in 2010 - Variance 10-01-37c.**

**9. DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE**

Select one of the following statements:

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- 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:

**The devices are needed to enhance personal safety for the student residents, and to prevent intruders onto the individual residential floors from within stairs.**

**10. STATEMENT OF ACCURACY**

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

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**7. DESCRIPTION OF REQUESTED VARIANCE**

Name of code or standard and edition involved

**2014 Indiana Building Code**

Specific code section

**708.6, 716**

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

**New student lounges on each of the residence floors will have nonrated openings to the corridor, consisting of glazed windows and doors. Additionally, the doors and sidelights into the new bathing rooms on each floor will have nonrated frosted glazing. Code requires protected openings to the corridor based upon the R-2 Occupancy classification.**

**Blumberg Hall is one (1) of four (4) residence towers making up the 1960's-era Sycamore Towers at the Indiana State University campus in Terre Haute. The project proposes a renovation/rehabilitation to the structure, including student room and rest room renovations, common use area renovations, new mechanical and plumbing systems, electrical system upgrades, and improvements to the existing building envelope.**

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

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- 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:

- 1. The building will be protected throughout with a sprinkler system per NFPA 13 as part of this project.**
- 2. The glass openings and doors will be protected with a sprinkler water curtain designed per NFPA 13, consisting of close-spaced sprinklers. The water curtain will be designed to deliver a minimum discharge rate of 3 gpm per lineal foot along the glass wall.**
- 3. An identical variance for the student lounges was granted for ISU Mills Hall, another wing of Sycamore Towers - 14-1-37(d). Identical variances for student lounges have been granted for several student housing projects, including 12-11-22(e) for Johnson Hall at Ball State University.**

**9. 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 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:

**In addition to the open lounge areas addressed in a separate variance, the lounges with glazing to the corridor are an important feature of the design.**

**10. STATEMENT OF ACCURACY**

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**7. DESCRIPTION OF REQUESTED VARIANCE**

Name of code or standard and edition involved

**2014 Indiana Building Code**

Specific code section

**1018.1**

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

**New student lounges on each of the residence floors will be open to the corridor. A separation is required from the corridor for rooms other than "foyers, lobbies, and reception rooms".**

**Blumberg Hall is one (1) of four (4) residence towers making up the 1960's-era Sycamore Towers at the Indiana State University campus in Terre Haute. The project proposes a renovation/rehabilitation to the structure, including student room and rest room renovations, common use area renovations, new mechanical and plumbing systems, electrical system upgrades, and improvements to the existing building envelope.**

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Facts demonstrating that the above selected statement is true:

- 1. The building will be protected throughout with a sprinkler system per NFPA 13 as part of this project.**
- 2. A voice-alarm system as required for high rise buildings will be provided throughout the building as part of this project.**
- 3. The proposed design will comply with Sec. 28.3.6.6, NFPA 101, Life Safety Code for residential occupancies, as follows: Spaces are permitted to be open to the corridor provided that the spaces are not used for sleeping rooms, the building is protected throughout with a sprinkler system, and the space does not obstruct access to required exits.**
- 4. An identical variance was granted for ISU Mills Hall, another wing of Sycamore Towers - 14-1-37(c). Identical variances have been granted for student housing projects at Rose-Hulman (11-07-50a), Indiana University (08-09-35b), Ball State University (12-11-22g), as well as a number of facilities at Purdue University.**

**9. DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE**

Select one of the following statements:

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- 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:

**The open lounge areas are an important feature of modern university dorm design.**

**10. STATEMENT OF ACCURACY**

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

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Signature of design professional ( <i>if applicable</i> )	Please print name <b>William A. Browne, Jr., FAIA</b>	Date of signature ( <i>month, day, year</i> )

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

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**7. DESCRIPTION OF REQUESTED VARIANCE**

Name of code or standard and edition involved

**2014 Indiana Building Code**

Specific code section

**403**

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

The project includes a small “bump-out” addition on each of floors 3-12 of approximately 50 sq ft per floor, as well as a small net increase in area on the 2<sup>nd</sup> floor “mezzanine” level. The building will not fully comply with the requirements of the current code for high rise buildings, which requirement is technically triggered by the additional floor area proposed for the building.

The building is 12 stories in height (including the partial 2<sup>nd</sup> floor “mezzanine”) and is constructed of a combination of precast and cast-in-place concrete construction. Blumberg Hall is one (1) of four (4) residence towers making up the 1960's-era Sycamore Towers at the Indiana State University campus in Terre Haute. The project proposes a renovation/rehabilitation to the structure, including student room and rest room renovations, common use area renovations, new mechanical and plumbing systems, electrical system upgrades, and improvements to the existing building envelope.

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

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- 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:

1. The building will be protected throughout with a sprinkler system per NFPA 13 as part of this project. Additionally, an automatic standpipe system will be provided throughout the building.
2. A voice-alarm system will be provided throughout the building as part of this project.
3. Two (2) separate standby power generators will be provided; one for the fire pump, and one to serve elevators, emergency lighting, the fire alarm system, and the existing stair pressurization system.
4. Based upon the fire and life safety improvements proposed, the small additional floor area will not be adverse to safety. An identical variance was granted for ISU Mills Hall, another wing of Sycamore Towers - 14-1-37(b).

**9. DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE**

Select one of the following statements:

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- 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:

**The additional area is needed on the mezzanine level to complete construction for new resident supervisor apartment units and reconfiguration of the space otherwise. The small bump-out addition will accommodate a new curtain wall feature to dress up the exterior of the building.**

**10. STATEMENT OF ACCURACY**

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**7. DESCRIPTION OF REQUESTED VARIANCE**

Name of code or standard and edition involved

Specific code section

**2014 Indiana Building Code**

**716.5.9**

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

**New dormitory sleeping room door assemblies will not be provided with closers. The corridor doors are required to be either self- or automatic-closing, based upon the 20-minute fire rating. All other dorm room door assemblies are existing where the door leaf will be a replacement-of-like-kind repair, without a fire rating.**

**Blumberg Hall is one (1) of four (4) residence towers making up the 1960's-era Sycamore Towers at the Indiana State University campus in Terre Haute. The project proposes a renovation/rehabilitation to the structure, including student room and rest room renovations, common use area renovations, new mechanical and plumbing systems, electrical system upgrades, and improvements to the existing building envelope.**

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Facts demonstrating that the above selected statement is true:

- 1. The building will be protected throughout with a sprinkler system per NFPA 13 as part of this project.**
- 2. The corridors will be provided with a smoke detection system connected to the building fire alarm system - corridor smoke detectors are not required by code. Each sleeping room will be provided with single-station smoke detectors, as required.**
- 3. An identical variance was granted for ISU Mills Hall, another wing of Sycamore Towers - 14-1-37(e). Identical variances were granted for several previous dormitory facilities under the following variance approvals: [98-4-9], [00-2-23], [00-5-9], [06-11-47(a)], [07-07-26(a)], [10-1-37(b)], [11-3-17(a)], and ISU Erickson Hall [12-05-36(c)].**

**9. DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE**

Select one of the following statements:

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- 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:

**The hardship is the ongoing cost of maintaining door closers or door hold-open devices that are rendered essentially inoperative in a short period of time in the student environment.**

**10. STATEMENT OF ACCURACY**

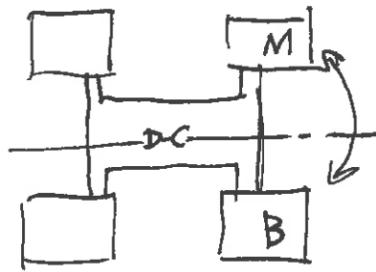
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Signature of design professional ( <i>if applicable</i> )	Please print name <b>William A. Browne, Jr., FAIA</b>	Date of signature ( <i>month, day, year</i> )

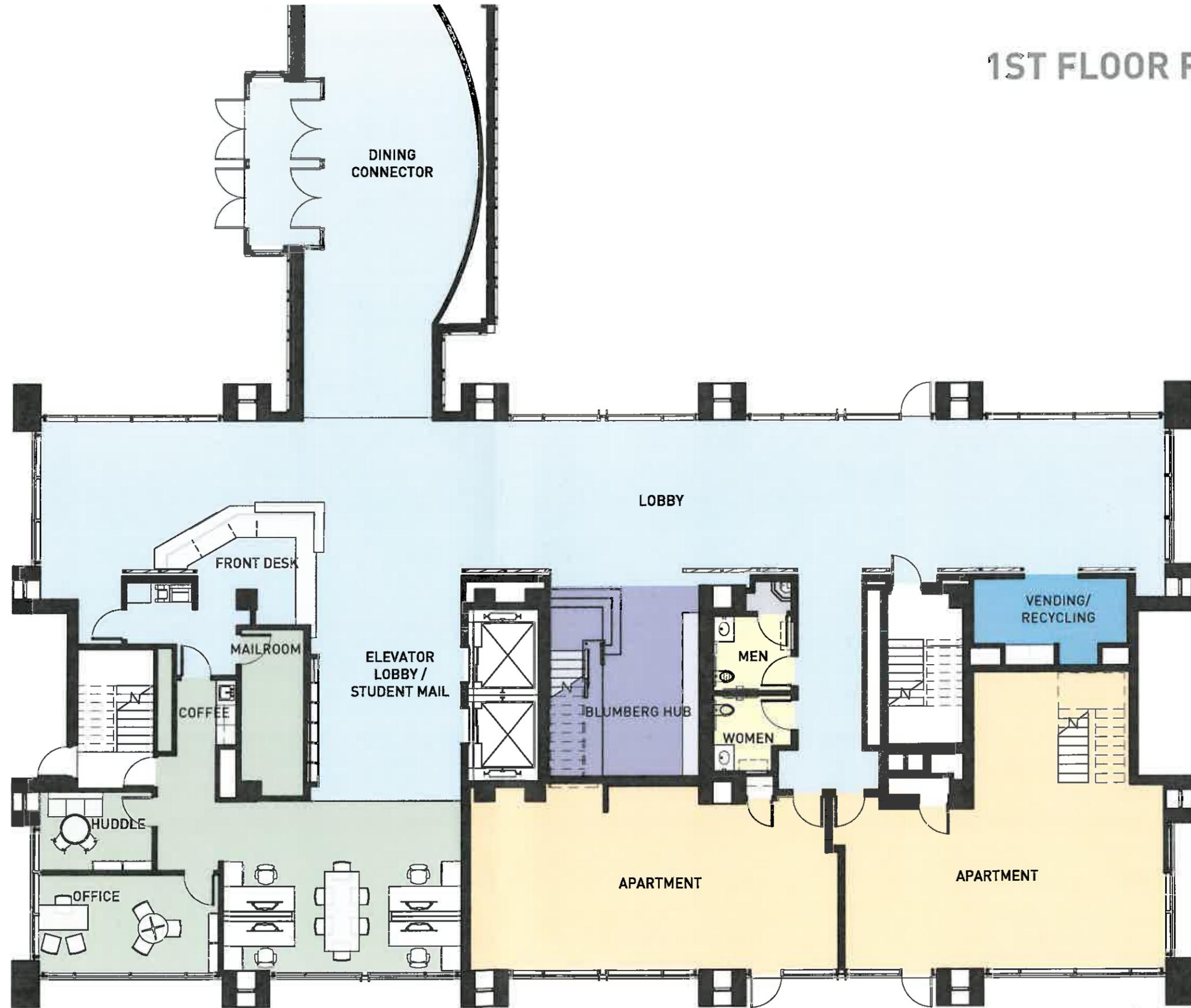
**11. STATEMENT OF AWARENESS (If the application is submitted on the applicant's behalf, the applicant must sign the following statement)**

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.

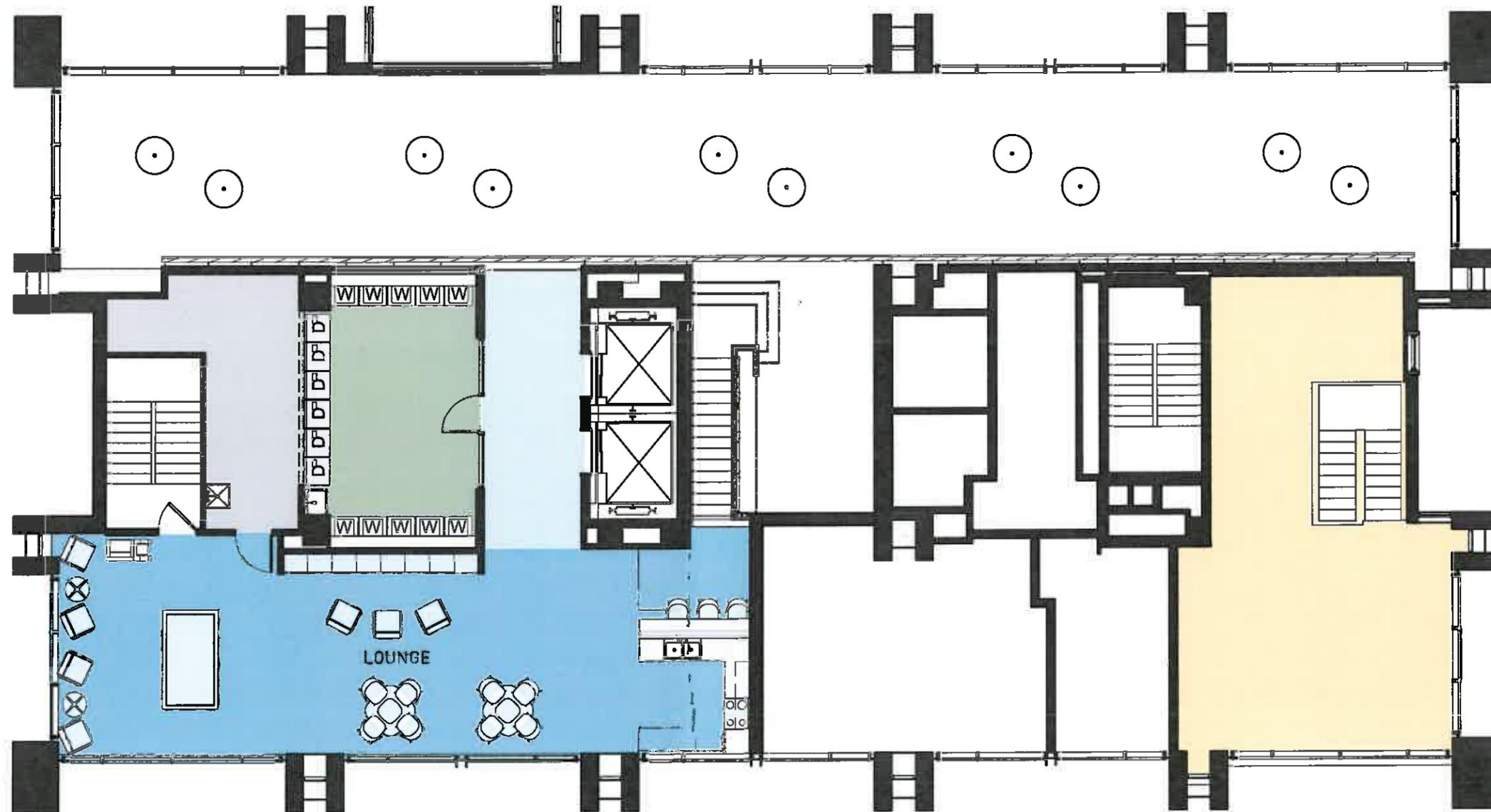
Signature of applicant	Please print name <b>Bryan Duncan, P.E.</b>	Date of signature ( <i>month, day, year</i> )
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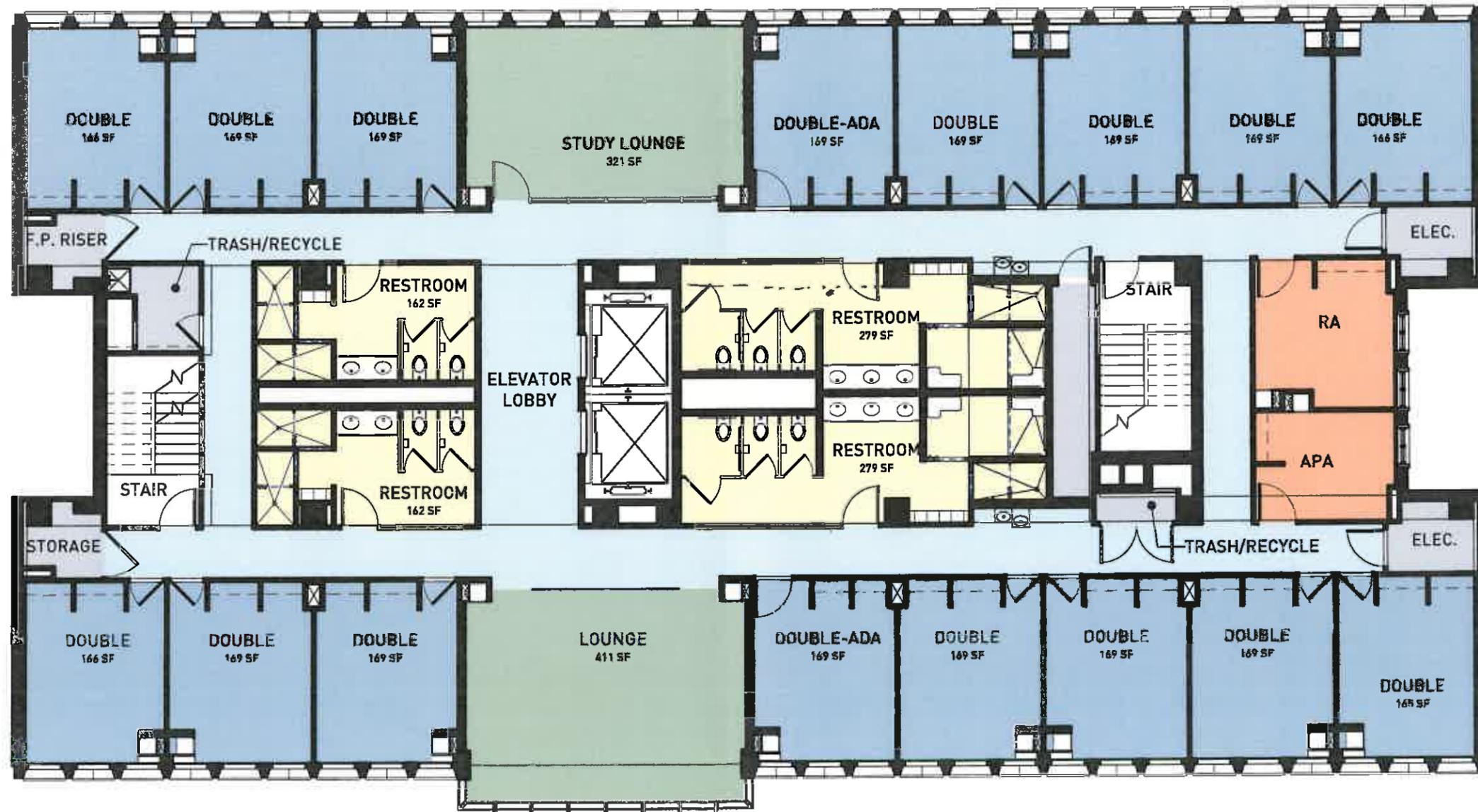
# 1ST FLOOR PLAN



# MEZZANINE FLOOR PLAN



# TYPICAL FLOOR PLAN



# SEVENTH FLOOR PLAN

