



MICHAEL R. PENCE, Governor
STATE OF INDIANA
DEPARTMENT OF HOMELAND SECURITY

DAVID W. KANE, EXECUTIVE DIRECTOR
Indiana Department of Homeland Security
Indiana Government Center South
302 West Washington Street
Indianapolis, IN 46204
317-232-3980

Elliott Lewis
Olaf Lava 1, II
601 NORTH COLLEGE AVENUE

November 5, 2015

BLOOMINGTON, IN 47404

Dear Elliott Lewis,

This letter provides notice below of the action taken by the Fire Prevention and Building Safety Commission on your application(s) for a variance(s) from the Commission's rules under IC 22-13-2-11 and 675 IAC 12-5. The Commission considered the application with all alternatives offered, as a part of its published agenda, at its regular meeting on November 4, 2015.

Project Number	Project Name	Variance Number
0	632 MLK Apartments	15-11-47

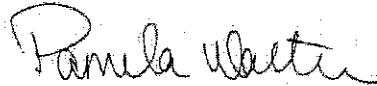
Commission Conditions

Edition	Code	Code Section	Commission Action & Date
	Other Code (Not in the list provided)	706, 2014 IBC	Approved as submitted 11/04/2015

You are advised that if you desire an administrative review of this action, you must file a written petition for review at the above address with the Fire Prevention and Building Safety Commission. Your petition must fully identify the matter for which you seek review no later than eighteen(18) calendar days from the above stated date of this letter, unless such date is a Saturday, Sunday, legal holiday under state statute, or day that the Department of Homeland Security's offices are closed during regular business hours; in which case the deadline would be the first day thereafter that is not a Saturday, Sunday, legal holiday under state statute, or day that the Department of Homeland Security's offices are closed during regular business hours. If you do so, your petition for review will be granted and an administrative proceeding will be conducted by an administrative law judge appointed by the Fire Prevention and Building Safety Commission. If you do not file a petition for review, this action will be final.

Please be further advised that you may request an opportunity to informally discuss this matter prior to filing a petition for review. Such informal discussion, or request therefore, does not extend the deadline for filing a petition for review and, therefore, any request for an informal discussion should be made promptly, preferably by telephone or e-mail, upon receipt of this letter.

Sincerely,

A handwritten signature in cursive script that reads "Pamela Walters". The signature is written in black ink and is positioned above the printed name.

PAMELA M. WALTERS

Legal & Code Services,
Department of Homeland Security



**NOTICE OF RELEASE
(CONDITIONAL)**

December 9th, 2015

TO: Mark Butler

RE: **STR15-05878. 632 DR M L King Jr Dr, Drop Off #16264**

A review of your submittal, regarding the above referenced structural permit application, has been completed and released by the Department of Code Enforcement. This release does not relieve the applicant from complying with all rules set forth by the Building Standards and Procedures of the Consolidated City of Indianapolis.

Modifications/addendums to the proposed construction require the submission of revised plans indicating changes and amendments to the Department of Code Enforcement for review and release prior to commencement of effected construction.

NOTE: This is a conditional release. Items #2 and #3 from the notice of review date 12/2/2015 will be resolved upon receiving clarification from the Commission supporting applicant's interpretation of the state variance received for this project.

Additional holds that must be satisfied prior to the issuance of the structural permit include:

- **Hold for 2 Sets of Final Revisions**
- **Hold for Improvement Location Permit**
- **Hold for Sewer Permit**
- **Hold for State Construction Design Release**

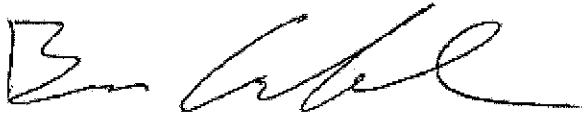
Additional Fees that must be paid prior to the issuance of the structural permit:

Additional Review Fee 18.25 Hours X \$91.00	\$1660.75
Structural permit Fee=	<u>\$1344.00</u>
	\$3004.75

FEE NOTE: *The above referenced fee total is solely related to the referenced structural permit. Additional permit fees, relative to additional permits, may apply and be due before this permit may be issued.*

Questions regarding additional fees/holds may be directed to (317) 327-8700 or permitquestions@indy.gov. To obtain the structural permit, any additional required documentation and fees should be submitted to the Department of Code Enforcement, 1200 Madison Av, Suite 100, Indianapolis, IN 46225. See the preliminary permit review desk for final processing prior to submitting payment to the cashier for issuance.

Sincerely,



Ben Crawford
Building Code Analyst
Department of Code Enforcement
City of Indianapolis – Marion County



Project Name: STR15-05878, 632 MLK, Drop Off #16264

Project Number: 15031

Subject: Response to City Review #2

Date: December 4, 2015

This document is in response to the "Notice of Review, 2nd Review" from the Department of Code Enforcement RE: STR15-05878, 632 Dr. Martin Luther King Jr, Drop Off #16264, dated December 2nd, 2015.

Item 2: Variance 15-11-47 was approved to permit the exterior wall of the existing building to be used as the building separation between the existing Type VB building and the proposed Type VA building in lieu of a fire wall per Sec. 706. Sec. 705.3 does not apply to this project as the design does not elect to assume a property line between the two (2) structures. The variance allows the exterior wall of the existing building to be used in lieu of a fire wall. The code does not require compliance with both Sec. 706 and 705.3. Therefore Sec. 705.3 does not apply to this project. Per our previous correspondence, we will request clarification from the Commission at the January hearing that the variance is understood as represented above (see also Item 3 below).

Item 3: Clarification will be requested from the Commission at the January hearing that Variance 15-11-47 was approved to permit the existing exterior wall to be used as in lieu of a fire wall, with all benefits conferred upon a fire wall, including but not limited to separation of buildings of different construction types and limit of the Chapter 34 evaluation.

Item 5: The classification of the amenity spaces are properly classified as B Occupancy spaces per Sec. 303.1.2, since each space has a calculated occupant load of less than 50 and are accessory to another occupancy. Note that Sec. 303.1.2 does not have any connection to "accessory occupancies" in Sec. 508.2. However, in order to obtain the permit we have included A-3 Occupancy in the revised Chapter 34 analysis.

Item 18a: Please find attached the evaluation letter from the structural engineer.

Note: Attached is the revised code summary to include updated variance information and a revised Chapter 34 analysis.

Please let me know if you have any additional questions or concerns regarding these items. My direct line number is 317-572-1240.

Sincerely,

STUDIO 3 DESIGN, INC

A handwritten signature in black ink that reads 'Kevin Coppedge'.

Kevin Coppedge
Architect

632 MLK Apartments
Indianapolis, Indiana

Chapter 34 Analysis



BUILDING CODES
 ♦
 FIRE PROTECTION
 ♦
 JCAHO/CMS/HFAP

1. The existing building is 2-story + partial basement former mortuary building constructed in 1890. The project will convert the 2nd floor of the building for use as an apartment (R-3 Occupancy), and the 1st floor for amenity functions (B Occupancy) for the residential tenants in the development. The A-3 Occupancy classification is added to the evaluation as required by the City of Indianapolis in order to obtain the building permit. The basement will be for service of the building. The building is classified as Type VB Construction. The building will be evaluated as nonseparated occupancies, R-3, B (and A-3) Occupancy uses. The project also includes the construction of a new 4-story structure, which will be designed as a separate building. 4
2. The conversion of the 1st and 2nd floor of the building is classified as a “change of occupancy” per Rule 4, Section 11(b), GAR.
3. Rule 4, Section 11(b), GAR, permits existing structures undergoing a change in occupancy to comply with either;
 - The rules for new construction for the proposed new use, or
 - Sec. 3412, IBC, “Compliance Alternatives”
4. Sec. 3412, IBC will be used as the benchmark method of evaluating existing building compliance for the proposed use of the building. The building is evaluated as nonseparated occupancies per Sec. 3412.6, IBC. The mandatory safety scores are based upon the A-3 Occupancy values per Sec. 3412.9.1.
5. Variance 15-11-47 was approved at the November, 2015 hearing of the Fire Prevention and Building Safety Commission to permit the existing clay tile and brick exterior wall of the existing building to be used as the separation between the existing Type VB building and the proposed Type VA new building in lieu of a fire wall per Sec. 706, IBC. 4



317.595.1000 main 317.572.1236 fax
 6804 Allisonville Road, Suite 330 Indianapolis, IN 46250

632 MLK APARTMENTS
 632 Martin Luther King Blvd.
 Indianapolis, IN

ADDENDUM #4

DATE

SHEET REFERENCE

Checker

PROJECT NUMBER

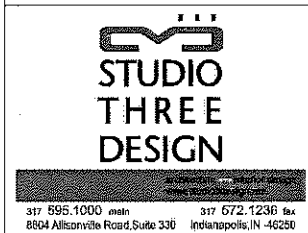
SKETCH NUMBER

15031

SK-A4

632 MLK Apartments
 Indianapolis, Indiana
Building Score Sheet - R-3, B (and A-3) Occupancies
 Table 3412.7

Section	Safety Parameter	Fire Safety (FS)	Means of Egress (ME)	General Safety (GS)
3412.6.1	Building Height	-7.0	-7.0	-7.0
3412.6.2	Building Area	5.1	5.1	5.1
3412.6.3	Compartmentation	13.6	13.6	13.6
3412.6.4	Tenant and Dwelling Unit Separations	-3.0	-3.0	-3.0 4
3412.6.5	Corridor Walls	0.0	0.0	0.0
3412.6.6	Vertical Openings	14.0	14.0	14.0
3412.6.7	HVAC Systems	0.0	0.0	0.0
3412.6.8	Automatic Fire Detection	0.0	0.0	0.0
3412.6.9	Fire Alarm System	0.0	0.0	0.0
3412.6.10	Smoke Control		0.0	0.0
3412.6.11	Means of Egress		0.0	0.0
3412.6.12	Dead Ends		2.0	2.0
3412.6.13	Maximum Exit Access Travel Distance		5.2	5.2
3412.6.14	Elevator Control	0.0	0.0	0.0
3412.6.15	Means of Egress Emergency Lighting		1.0	1.0
3412.6.16	Mixed Occupancies	0.0		0.0
3412.6.17	Automatic Sprinklers	4.0	2.0	4.0
3412.6.18	Standpipe System	0.0	0.0	0.0
3412.6.19	Incidental Uses	0.0	0.0	0.0
	Total Building Score	26.7	32.9	34.9
	Required Building Score	18.0	29.0	29.0
	Pass (+)/ Fail(-)	8.7	3.9	5.9 4



632 MLK APARTMENTS
 632 Martin Luther King Blvd.
 Indianapolis, IN

ADDENDUM #4

DATE	SHEET REFERENCE
	Checker
PROJECT NUMBER	SKETCH NUMBER
15031	SK-A5

632 MLK Apartments
Indianapolis, Indiana

SUMMARY SHEET - BUILDING SCORE

Existing occupancy	<u>A-3</u>	Proposed occupancy	<u>R-3, B (and A-3)</u> 4
Year building was constructed	<u>1890</u>	Number of stories	<u>2</u> Ht. <u>21'</u>
Type of construction	<u>Type VB</u>	Area per floor	<u>2,351 sf</u>
Percentage of open perimeter	<u>67%</u>	Percentage of height reduction	<u>N/A</u>
Completely suppressed:	Yes <u>X</u> No <u> </u>	Corridor wall rating	<u>NA</u>
Compartmentation:	Yes <u> </u> No <u>X</u>	Required door closers:	Yes <u>X</u> No <u> </u>
Fire resistance rating on vertical opening enclosures	<u>In compliance with exceptions</u>		
Type of HVAC System	<u>forced air</u>	,serving number of floors	<u>2 floors</u>
Automatic fire detection:	Yes <u>X</u> No <u> </u>	Type and location	<u>HVAC</u>
Fire alarm system:	Yes <u>X</u> No <u> </u>	Type	<u>automatic</u>
Smoke control:	Yes <u> </u> No <u>X</u>	Type	<u> </u>
Adequate exit routes:	Yes <u>X</u> No <u> </u>	Dead ends:	<u> </u> No <u>X</u>
Maximum exit access travel distance	<u>92 feet</u>	Elevator controls:	Yes <u> </u> No <u> </u>
Means of egress emergency lighting:	Yes <u>X</u> No <u> </u>	Mixed occupancies:	Yes <u>X</u> No <u> </u>

EVALUATION FORMULA

Formula	Building Score Sheet	Table 3410.9	Pass/Fail
FS - MFS \geq 0	<u>26.7</u> 4	(FS) - <u>18</u> 4	(MFS) = <u>+8.7</u> 4
ME - MME \geq 0	<u>32.9</u>	(ME) - <u>29</u>	(MME) = <u>+3.9</u>
GS - MGS \geq 0	<u>34.9</u>	(GS) - <u>29</u>	(MGS) = <u>+5.9</u> 4



632 MLK APARTMENTS
632 Martin Luther King Blvd.
Indianapolis, IN

ADDENDUM #4

DATE _____ SHEET REFERENCE _____

Checker _____

PROJECT NUMBER _____ SKETCH NUMBER _____

15031

SK-A6

632 MLK Apartments
Indianapolis, Indiana
Building Score Sheet Analysis

3412.6.1	<p>△ 4 The building is 2 stories above grade plane actual, a story permitted for Type VB Construction, A-3 Occupancy per Table 503</p> <p>The building height is approximately 21 feet, Type VB permits 40 feet per Sec. 504.2</p> <p>Height Value for feet: $(40-21)/12.5 = 1.5$</p> <p>Height Value for number of stories: $(7)(1-2) = -7$ △ 4</p> <p>Lesser value for height in stories is used in the scoresheet</p>
3412.6.2	<p>Allowable area = Tabular (6,000 sf) + Frontage Increase (2,520 sf) = 8,520 sf</p> <p>Value = $8,520/1,200 [1 - (2,351/8,520)] = 5.1$ △ 4</p>
3412.6.3	<p>The fire area in the building is 5,246 square feet. Linear interpolation between the values of 10 for 7,500 sq ft fire area and 14 for 5,000 sq ft fire area yields a value of 13.6</p>
3412.6.4	<p>Tenants are separated by construction of less than 1-hour, based upon existing nonrated floor. Value = -3</p>
3412.6.5	<p>Corridors are neither required nor provided. Value = 0</p>
3412.6.6	<p>Stair connecting 1st and 2nd floor is permitted to be unenclosed per Sec. 1009.3, exc. 1. Stair to basement will be closed off with 1-hour fire barriers. Based upon complying vertical openings and protection of the building with a sprinkler system, the value is permitted to be the product of 2 times the Construction Type factor. Value = $(2)(7) = 14$</p>
3412.6.7	<p>The HVAC systems will comply with Sec. 1018.5, IBC, and Sec. 602, IMC. Value = 0</p>
3412.6.8	<p>Smoke detectors will be provided in the HVAC return. Smoke alarms will be provided in dwelling units. Value = 0</p>
3412.6.9	<p>The building will be provided with a fire alarm system throughout, with sprinkler water flow initiation of the alarm. Value = 0</p>
3412.6.10	<p>Smoke control will not be provided. Value = 0</p>
3412.6.11	<p>The required number of exits and the required egress width is provided in accordance with sections 1005, 1015 and 1021. Value = 0</p>
3412.6.12	<p>There are no dead end corridors. Value = 0</p>
3412.6.13	<p>The maximum exit access travel distance will be 92 feet. 125 feet is permitted. Points = $20 \times [(125-92)/125] = 5.2$</p>
3412.6.14	<p>An elevator is neither required nor provided. Value = 0</p>
3412.6.15	<p>Means of egress lighting and exit signs with emergency power provided in accordance with section 1006.3 - egress lighting and signs will be illuminated in the event of power failure. Value = 1</p>
3412.6.16	<p>The building is evaluated as nonseparated occupancies per Sec. 3410.6. Value = 0</p>
3412.6.17	<p>The building will be protected with a sprinkler system per Sec. 903 a sprinkler system is required based upon the building containing an R Occupancy fire area. Value = 4 for Fire Safety, 2 for Means of Egress, and 4 for General Safety</p>
3412.6.18	<p>A standpipe system is not required, nor provided in the existing building. Value = 0</p>
3412.6.19	<p>Incidental use areas will comply with Sec. 509. Value = 0</p>



317 595.1000 main 317 672.1236 fax
8804 Allisonville Road, Suite 390 Indianapolis, IN 46250

632 MLK APARTMENTS
632 Martin Luther King Blvd.
Indianapolis, IN

ADDENDUM #4

DATE

SHEET REFERENCE

Checker

PROJECT NUMBER


SKETCH NUMBER

15031

SK-A7

Existing Building Summary

Applicable Codes:	2014 Indiana Building Code (IBC) General Administrative Rules (GAR)
Occupancy Classifications:	Single Apartment - 2 nd floor R-3 Occupancy [310.1] Amenity functions, including assembly spaces with an occupant load of less than 50 each 4 - B Occupancy [303.1.2, 304.1] - A-3 Occupancy included in the Chapter 34 evaluation as required by the City of Indianapolis for obtaining the building permit
Scope of Project:	The existing building is 2-story + partial basement former mortuary building constructed in 1890. The project will convert the 2 nd floor of the building for use as an apartment (R-3 Occupancy), and the 1 st floor for amenity functions (B Occupancy) for the attached new multi-family residential structure. The basement will be for service of the building. The building is classified as Type VB Construction. The building will be evaluated as nonseparated occupancies, R-3, B, (and A-3) Occupancy uses. 4 The project also includes the construction of a new 4-story structure, which will be designed as a separate building.
Code Strategy:	Sec. 3412, IBC, is utilized to demonstrate compliance with 675 IAC for a change of occupancy per Rule 4, Sec. 11(b), GAR. Installation of a sprinkler system per NFPA 13R in the residential area, with nonresidential areas incidental to the residential occupancy protected per NFPA 13. An automatic fire alarm system will be provided.
Building Separation:	4 Variance 15-11-47 was approved to permit the existing clay tile and brick exterior wall of the existing building to be used as the separation between the existing Type VB building and the proposed Type VA new building in lieu of a fire wall per Sec. 706, IBC.
Construction Type:	Type VB Construction, nonseparated occupancies [508.3, 3412.6.1, 3412.6.2]
Allowable Area and Height:	See attached calculations per Sec. 3412.6.1 and Sec. 3412.6.2
Occupancy Separations:	No occupancy separations are required - the building is evaluated as nonseparated occupancies [508.3, 3412.6, 3412.6.16]
Dwelling Unit-Tenant Separations:	Existing floor is less than 1-hour rated [420, 708, 711, 3412.6.4]
Shaft Enclosures:	Existing stair connecting 1 st and 2 nd floor complies with Sec. 1009.3, exc. 1 as unenclosed exit access stairs. Basement stair will be enclosed to provide a separation between the basement and 1 st floor [3412.6.6]
Incidental Use Separations:	Incidental use areas will comply with Sec. 509
Automatic Sprinklers:	Installation of a sprinkler system per NFPA 13R in the residential area, with nonresidential areas incidental to the residential occupancy protected per NFPA 13. [3412.6.17]
Fire Alarm System:	Automatic fire alarm system will be provided throughout the building [3412.6.9]
Smoke Detectors:	Smoke detectors will be provided in the HVAC return [3412.6.8] Smoke alarms will be provided in dwelling units [907.2.11.1]



**STUDIO
THREE
DESIGN**

317.595.1000 main 317.572.1236 fax
 8804 Allisonville Road, Suite 230 Indianapolis, IN 46230

632 MLK APARTMENTS
 632 Martin Luther King Blvd.
 Indianapolis, IN

ADDENDUM #4

DATE	SHEET REFERENCE
	Checker
PROJECT NUMBER	SKETCH NUMBER
15031	SK-A8

DATE	SHEET REFERENCE
	Checker
PROJECT NUMBER	SKETCH NUMBER
15031	SK-A8



650 Virginia Avenue
Indianapolis, IN 46203
P 317.423.1550
F 317.423.1551
www.lhb-eng.com

STRUCTURAL ENGINEERS

WILLIAM F. LYNCH, PE., L.S.
(1917-1995)
WESLEY B. HARRISON, PE.
PAUL A. BRUMLEVE, PE.
MARK D. LAVIER, PE.
ROBERT M. DEE, PE.
JAMES R. OSBORNE, PE.
DUSTIN W. HUNTER, PE.
SCOTT A. GLORE, PE.
JESSE R. VALENCOURT, PE., S.E.
JOSEPH L. HEINSMAN, PE.

November 24, 2015

Mr. Tim Cover, AIA
Studio 3 Design, Inc.
8604 Allisonville Road, Suite 330
Indianapolis, IN 46240

Re: 632 MLK, Structural Evaluation of Existing Floor Structure, Indianapolis, Indiana

Dear Tim,

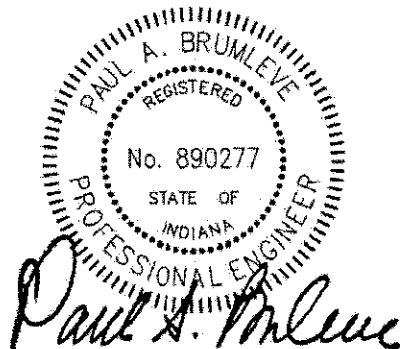
In response to the City Plan Reviewer's request, we provide the following evaluation of the capacity of the existing floor structure. The existing second floor joists were measured as 2.0" x 11.5" wood joists spaced at 16" on center. The joists appear to be of very high grade and uniformity. I observed minimal knots, little to no wane, no checking, and noted no significant long-term deflection. Based on my analysis the joists are capable of supporting a uniform live load of 40 psf in addition to the dead load. I used a load of 5 psf in addition to the dead loads to account for non-load bearing interior partitions for the second floor joists within units.

The existing first floor joists over the longer span were measured as 2.0" x 15" wood joists spaced between 12" and 14" on center. The joists appear to be of very high grade and uniformity. I observed minimal knots, little to no wane, no checking, and noted no significant long-term deflection. Based on my analysis the joists are capable of supporting a uniform live load of 100 psf in addition to the dead load. I did not add a 5 psf allowance for partitions in these spaces as they are generally open rooms with minimal partitions. The joists in the southern portion of the first floor that have a lot of interior partitions span a much shorter distance.

I trust this letter will serve as confirmation that we feel comfortable with the existing floor structures serving in the new residential use.

Sincerely,
Lynch, Harrison & Brumleve, Inc.

Paul A. Brumleve, PE
IN PE 890277



Variance Details

Code Name: Other Code (Not in the list provided)
706, 2014 IBC

Conditions: The existing exterior wall of the historic 1890 structure will be used as the separation between the existing Type VB building and the new Type VA 4-story garage + residential structure. Additionally, nonrated historic windows will be retained.
The project involves conversion of the former mortuary building into a 4-bedroom apartment on the 2nd floor and amenity functions on the 1st floor, as well as construction of the adjacent 4-story structure.

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 historic window openings will be protected on each side with an automatic sprinkler at the ceiling level.
2. The 1st floor of the building (where the windows occur) on each side of the 2-hour wall be protected with automatic sprinkler protection per NFPA 13. The residential portion of the building will be protected per NFPA 13R.
3. The new building will be structurally independent of the existing building.

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: Imposition of the rule would require removal of the existing historic windows, and also require construction of a separate structurally stable fire wall.

Owner / Applicant Information

Elliott Lewis
Olaf Lava 1, II
601 NORTH COLLEGE AVENUE

BLOOMINGTON IN 47404

Phone 8123310788

Email ERLEWIS@AOL.COM

Submitter Information

Edwin Rensink
RTM Consultants Inc
6640 Parkdale Place

Indianapolis IN

Phone 3173297700

Email rensink@rtmconsultants.com

Designer Information

Tim Cover
Studio 3 Design, Inc.
8604 Allisonville Road

Indianapolis IN

Phone 3175721240

Email tcover@studio3design.net

Project Information

632 MLK Apartments
632 Martin Luther King Junior Boulevard

Indianapolis IN 46204

County MARION

Project Type New Addition Alteration Existing Change of Occupancy

Project Status F=Filed U or Null=Unfiled

IDHS Issued Correction order? **Has Violation been Issued?**

Violation Issued by: NA

Local Building Official

Phone:

Email:

Local Fire Official

Phone:

Email: