



**REQUEST FOR CONSIDERATION
OF
UNTIMELY FILED VARIANCE APPLICATION**

1. Name of Applicant: Christina Collester, RTM Consultants representing Damar.

Facility: Damar SAT 2 Building 4
6067 Decatur Blvd
Indianapolis, IN 46241

2. Date of Filing: 7/24/2018

3. Prejudice Claimed (mark all that apply)

a. Excessive loss of time: X

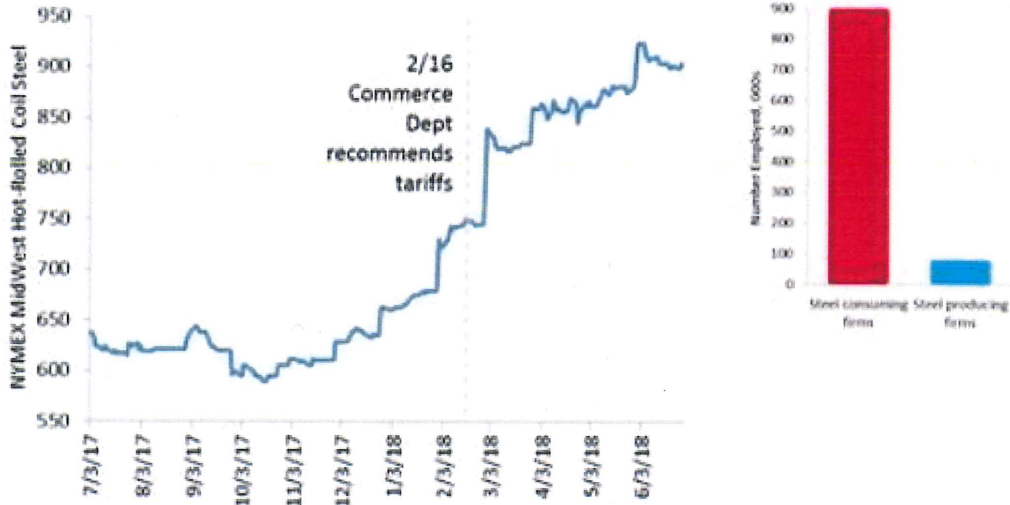
b. Unreasonable Cost: X

4. Evidence Supporting Claim of Prejudice (please attach copies of all supporting documentation)

The facility is a new building at an existing site. Past buildings would have been classified as an I-3 occupancy under the codes of records for those projects. Restrooms cannot be attached to rooms for reasons of client safety. The plans were filed for permits from Marion county and were rejected for corrections including this issue. Other issues identified have been addressed but the county is resisting issuing a conditional permit without an ACDR for plans including these restrooms.

The late request is being filed to address the deficiency and obtain permits required to sign the contract and begin construction. The delay between the August hearing and September hearing will push foundations and structural into the winter work season and delay the ordering of the steel. The winter work season is likely to add a 10% contingency to the \$4,000,000.00 project as weather conditions can significantly delay work if enclosure is not achieved before the weather turns. Each day the steel order is delayed is also adding cost to the already inflated cost due to tariffs and increasing cost due to demand, shortages and delays in obtaining the steel.

Tariffs Send Steel Prices Soaring At Home



Source: NYMEX, WSJ

The issue of limited restrooms was not identified in state plan review.

The variance will be filed today.

By submitting this form, I swear that the information provide above is true and accurate.

Christina M. Callester
Signature

Owner / Applicant Information

Jim Dalton
Damar Services
6067 DECATUR BLVD.

INDIANAPOLIS IN 46241

Phone 3178565201

Email JIMD@DAMAR.ORG

Submitter Information

Christina RTM Consultants Collester
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6640 Parkdale Place

Indianapolis IN

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Designer Information

Michael F. Conly
Architura Corp
9880 Westpoint Drive

Indianapolis IN

Phone 3173481000

Email Michael.Conly@Archituracorp.com

Project Information

SAT 2 Building 4
6067 Decatur Blvd

Indianapolis IN 46241

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?** yes

Violation Issued by: LBD

Local Building Official

Phone:

Email:

Local Fire Official

Phone:

Email:

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC Table/section 2902.1

Conditions: Sleeping rooms in this I-2 facility are not provided with water closet and lavatories for each room or shared facilities with adjacent rooms.

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

1

1=Non-compliance with the rule will not be adverse to the public health, safety or w

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: The table for minimum number of required plumbing fixtures requires 1 per room or pair of rooms for hospitals and ambulatory nursing homes.

This facility is a dormitory used for strategic assessment and assessment of new clients in Damarçs network of living facilities for children with severe developmental disabilities. This function is what requires classification as an I-2 as opposed to an I-1.

The facilities program does not permit restrooms attached to the sleeping room. the proposed plans provide one central restroom and bath facilities for every 10 sleeping rooms as would be permitted for residential care facilities.

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.

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 hardship has to due with the conflict between the code requirements and the facilities program which is designed to protect the clients safety and limit possible hazards during the assessment process.

Boyle, Douglas J (DHS)

From: Mike Smith <mikes@damar.org>
Sent: Wednesday, August 1, 2018 12:15 PM
To: Greeson, James; Boyle, Douglas J (DHS); nicosonr@fishers.in.us; Burgess, Craig; Langley, Bryan; Whitham, Jonathan
Cc: Mike Smith; Cathy Smith
Subject: Variance 18712 Damar Services
Attachments: doc00623420180801105356.pdf

Importance: High

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

Sirs and Madam:

Attached you will find a plea for you to consider a late filing for Variance 18712 Damar Services. Please reflect Damar's service to our community and the need for us to continue to move forward with this project to build more space for children and families in most need.

Thanking you in advance for your time and thoughtful consideration, we remain

Sincerely,
Mike & Cathy Smith
Damar Services, Inc.
Project Managers
317-281-2812 (M)

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

From: PRT-B07-MAINT@damar.org [mailto:PRT-B07-MAINT@damar.org]
Sent: Wednesday, August 01, 2018 11:54 AM
To: Mike Smith <mikes@damar.org>
Subject:

ECOSYS M2535dn
[00:17:c8:22:71:3f]

Our mission is to build better futures for children and adults facing life's greatest developmental and behavioral challenges.

This transmission contains information concerning Damar Services, Inc. and/or its clients that may be confidential and/or privileged. The information is intended for the exclusive use of the individual(s) or entity(ies) named above. If you are not the intended recipient, be advised that any disclosure, distribution or other use of the information is strictly prohibited. If you have received this transmission in error, please notify me via email immediately.

Thank you.



July 31, 2018

Indiana Fire Prevention & Building Safety Commission
Indiana Government Center South
302 West Washington, IN 46204

RE: Variance #18712

Dear Sirs and Madam:

Damar Services currently serves over 145 youth on our residential campus. Our proposed expansion of the Stabilization Assessment and Transition program (SAT) through the construction of another 20-bed residential care building (SAT2) is critical to meet the need of our community. Delays in construction further limit our ability to not only meet that need but provide support and initial recommendations for Indiana families in crisis.

Damar Services traditionally has risen to the challenge to address needs of children and families. Serving our unique population balances extensive treatment with amazing outcomes. Our SAT2 building will allow us the capacity to serve additional clients in a highly referred program. Waitlists for our original SAT program continue to grow, as does the number of children awaiting services.

The SAT2 programming focuses on behavioral routines for daily life and follows a model like emergency shelter, with stays not usually exceeding 60 days. Like custodial care or assisted care, rather than nursing, medical, or psychiatric care; the clients stay focused on assessment of need and stabilization of behavior. SAT2 bridges the gap between crisis placement and the transition to a longer-term placement, including reunification with family.

The building is used as a dormitory for strategic assessment of clients with autism. It would function as an I-2 classification opposed to an I-1. However, Damar's program does not permit restrooms attached to the sleeping rooms. The proposed plans provide two central restrooms and bath facilities for every 10 sleeping rooms, consistent with residential care facilities.

Imposition and limited interpretation of the Code to place a bath room in each sleeping room would result in undue hardship because of excessive costs in a building structure to meet such Code, when such Code is not required for Damar's SAT programming for the clients. In addition, a complete re-design with new drawings, specifications and re-submission to the City and State further exacerbates the costs and delays the opening of this facility. The holding pattern of an extra 4 weeks to understand if we can move forward on this project is yet an additional hardship.

We would appreciate Damar's Variance Request be reviewed at the August 6th Hearing in order to meet the construction budget and schedule.

There is a conflict between the plumbing code requirements and our SAT2 program; as Damar's SAT program is designed to protect the clients' safety and limit possible hazards during the assessment process. I am hopeful that we can move forward with our construction project in a timely manner; remarkable clients are waiting, and we are anxious to serve.

Thanking you in advance for your prompt attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Maggard, LCSW", is written over a printed name.

Jennifer Maggard, LCSW

Chief Operating Officer

Damar Services, Inc