



REQUEST FOR CONSIDERATION
OF
UNTIMELY FILED VARIANCE APPLICATION

1. Name of Applicant: Sarah Galloway

2. Date of Filing: April 24, 2019 & April 26, 2019

3. Prejudice Claimed (mark all that apply)

a. Excessive loss of time: Yes

b. Unreasonable Cost: Yes



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

If the two variances in question, 19375 & 19386, are postponed to the June variance hearing, excessive loss of time and unreasonable costs would be incurred. The design of the Water/Fire room which holds the fire pump, as well as the water heaters has not changed since the original design or since the initial ISDH review process. We were not made aware of this code violation until 1 week before our Final Inspection to obtain the Certificate of Occupancy. Due to the way the piping from the pump is designed, it would not be possible at this point to add a wall to divide it from the other equipment as the pipes travel above this area. Regarding Variance 19386, there is not a way to meet any of the 3 possible solutions (InEC2014: 695.6) of routing the service conductors for the fire pump in the building. At this stage of construction, it can't be encased in 2" of concrete, be protected by a fire-rated assembly, or be a listed electrical circuit protective system with a minimum 2-hour fire rating. As it was designed, it travels from the fire pump room to the electrical room at the ceiling. Overall, due to this being a HUD project, as well as liquidated damages that will be incurred, the June variance hearing will be too late in order to meet requirements for occupancy and completion.

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

Sarah Galloway
Signature

Approved 5/2/19 for
5/9/19 FPBSC Meeting.
-DJB

From: [Boyle, Douglas J \(DHS\)](#)
To: [Matt Beach](#)
Cc: [Sarah Galloway](#); [Denise Fitzpatrick \(dfitzpatrick@dhs.IN.gov\)](#); "[Sam Bruner](#)"
Subject: RE: Variance Online Application(19310) additional information request.
Date: Thursday, May 2, 2019 3:57:00 PM
Attachments: [image001.png](#)
[image004.png](#)

Good Afternoon Mr. Beach,

Thank you for providing this more detailed information. It is now clear that SSC will be prejudiced in having to wait until the Commission's June meeting due to unreasonable costs as a result of an excessive loss of time that is a direct result of the Commission's meeting schedule. As such, I approve this late filing request for variance 19375 and 19386. Denise, please go ahead and process variances 19375 and 19386 for the Commission's Thursday, May, 9, 2019 meeting.

Matt and Sarah, please be advised that the fact that I approved the late filing requests does not necessarily mean that the Commission will take action on variances 19375 and 19386 on 5/9/19, as incomplete variance applications are not eligible for the Commission's consideration. In looking at the current status of your variance applications, it looks like you are still missing acknowledgements from the LFO, Marsh Bruner. Also, who is the owner of this facility? Currently, Sarah is listed as the owner, but I'm not sure that information is correct. I believe Sarah should be listed as the submitter on behalf of the owner. If this is incorrect, both variances need to be amended with the correct owner information, so the owner may affirm that he or she is aware that these two variance requests have been filed for the facility. Also, the code section for variance 19386 needs to be corrected to note the 2009 Indiana Electrical Code (NFPA 70-2008), Section 695.6A. The 2009 Indiana Electrical Code is enforced by the State of Indiana, not the NEC. Please let me or Denise know if you have any questions.

Sincerely,

Douglas J. Boyle | Director – Fire Prevention and Building Safety Commission
Indiana Department of Homeland Security
302 W. Washington Street, Room E-208
Indianapolis, IN 46204
Tel: (317) 650-7720
Email: DoBoyle@dhs.in.gov
Web: www.in.gov/dhs



From: Matt Beach [mailto:mbeach@shielsexton.com]
Sent: Wednesday, May 1, 2019 8:30 AM
To: Boyle, Douglas J (DHS) <DoBoyle@dhs.IN.gov>
Cc: Sarah Galloway <sgalloway@shielsexton.com>
Subject: RE: Variance Online Application(19310) additional information request.

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Good Morning Douglas,

I wanted to address the last paragraph of your email below regarding the unreasonable costs and damages that would be incurred by not getting our variances heard on this upcoming Commission's Agenda.

In our contract with the owner of the project, we would incur a flat fee per day for not providing occupancy by May 9th, 2019. Those costs are in the form of liquidated damages of \$2,793.90 per calendar day starting May 10th, 2019. If our variances were to be reviewed in next month's hearing (June), we would incur approximately \$83,000 in liquidated damages.

E. If Contractor does not meet the Project Final Completion Deadline or such date to which the Project Final Completion Deadline may be mutually extended by approved change order, in accordance with the Drawings and Specifications, including any authorized changes, the maximum sum stated in Article 4 (either Option 1 or Option 2) below shall be reduced by \$2,793.90 for each day of delay until the Date of Final Completion (“Liquidated Damages”). When Owner submits to HUD its Cost Certification, Actual Damages shall be calculated. The term “Actual Damages” is defined as the actual cost of interest, taxes, insurance and mortgage insurance premiums, less the Project’s net operating income, for the period from the Project Final Completion Deadline through the Date of Final Completion, the calculation of which shall be approved by HUD. The lesser of the Liquidated Damages or Actual Damages shall be applied.

SSC thanks you for reviewing this information and do hope you are amenable to approving the late filing requests for 19375 and 19386.



Matthew J Beach
Project Manager
Shiel Sexton Company, Inc.
902 N. Capitol Avenue | Indianapolis, IN 46204
Cell: 317-494-5791
mbeach@shielsexton.com | www.shielsexton.com

WE BUILD FOR PEOPLE WHO EXPECT MORE

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

From: Sarah Galloway <sgalloway@shielsexton.com>
Sent: Wednesday, May 1, 2019 7:59 AM
To: Matt Beach <mbeach@shielsexton.com>
Subject: FW: Variance Online Application(19310) additional information request.

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

From: Boyle, Douglas J (DHS) <DoBoyle@dhs.IN.gov>
Sent: Tuesday, April 30, 2019 6:46 PM
To: Sarah Galloway <sgalloway@shielsexton.com>
Cc: Fitzpatrick, Denise <dfitzpatrick@dhs.IN.gov>; Scott, Shannon <SScott@dhs.IN.gov>; 'Sam Bruner' <sbbruner@pikefire.com>
Subject: RE: Variance Online Application(19310) additional information request.

Sarah,

I have received your documents regarding the variance for the PIV location. This information will be provided to the Commission at the May 9th meeting. I apologize for the confusion, however, it was not necessary to file 19310 through the State's/Commission's online variance portal, as the Commission has not adopted any statewide PIV requirements pursuant to NFPA 24, 1995, Section 3-3.2 (which is adopted by ordinance by Indianapolis-Marion County). Locally-approved variances are statutorily required to be approved by the Commission, which is why they must administratively be placed on the Commission's agenda and approved by the Commission. I simply asked for the additional documents of record that you submitted to Pike Township Fire Department, so that the Commission will have that information at its disposal as well. Do you wish to withdraw variance 19310?

Regarding the other two variances (19375 and 19386) it appears, based on the information I'm looking at in our system - see screenshots attached) that 19375 is a request for a variance from the 2014 InBC Section 913.2.1 for the fire pump location, and 19386 is a request for a variance from Section 695.6A of the 2009 Indiana Electrical Code (NFPA 70-2008) for the fire pump service conductor requirements. Are these the only two additional code violations that need to be addressed? If so, you should not need to file another variance application. Please be advised that Denise is our staff member who reviews the Commission's variance applications, so she will contact you if she needs any additional information. However, it appears that we are still missing acknowledgements from Marshal Bruner for both 19375 and 19386, and we are still missing the owner affirmation for 19386 (as which you are listed). Links to submit those acknowledgements/affirmations should have been sent by variance_online@dhs.in.gov.

Regarding your untimely filed variance request for 19375 and 19386, while I understand your claim of excessive loss of time given that the project is close to completion and receiving the certificate of occupancy, would you please elaborate further with specific evidence as to the unreasonable costs and damages that will be incurred if these two variances are not considered on May 9th? Can you provide any estimates of the costs/damages that will be incurred if the facility is not completed and opened by "x" date? If you can provide this more concrete supporting evidence, I may be amenable to approving the late filing requests for 19375 and 19386, so long as they are completed and ready for the Commission's consideration. Please let me know if you have any questions.

Sincerely,

Douglas J. Boyle | Director - Fire Prevention and Building Safety Commission Indiana Department of Homeland Security
302 W. Washington Street, Room E-208
Indianapolis, IN 46204
Tel: (317) 650-7720
Email: DoBoyle@dhs.in.gov
Web: www.in.gov/dhs

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

From: Sarah Galloway [<mailto:sgalloway@shielsexton.com>]
Sent: Tuesday, April 30, 2019 3:19 PM
To: Boyle, Douglas J (DHS) <DoBoyle@dhs.IN.gov>
Cc: Fitzpatrick, Denise <dfitzpatrick@dhs.IN.gov>; Scott, Shannon <SScott@dhs.IN.gov>
Subject: RE: Variance Online Application(19310) additional information request.

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Doug,

Attached is the information regarding the 3 variances in question. I was under the impression that 19310 (PIV location) was still needing to be approved by the state even though it hasn't been adopted. That the hardship letter's purpose was to give you all a chance to give the final approval after the county.

I didn't realize the other two variances needed the final affirmation. I have completed that so hopefully that is the finalizing you were talking about. Attached is the Hardship Letter (19310), C400 (19375), P3 (19386), FP1 (19386), C400 (19310), 201904 (19386), Untimely Filed Variance Application, as well as the print outs of the 2 variances in question.

I was able to add the information regarding the fire pump location to 19386 that violated Indianapolis Building Standards and Procedures 2014: 913.2.1.

Will I need to attend the May 9th meeting? Please confirm.

Thank you for all your assistance on this and please let me know if there is additional information needed.

Sarah Galloway

Project Engineer | LEED® GA

Shiel Sexton Company | 902 North Capitol | Indianapolis, IN 46204 w. 317.423.6226 | f. 317.423.6300 | c. 317.605.7078 sgalloway@shielsexton.com

| <https://linkprotect.cudasvc.com/url?>

[a=https%3a%2f%2f%20www.shielsexton.com&c=E,1,Nqi4evjtOApkik8KeTVFn9EodGa59q8_banuUJ5mFTUMiklghLdneJxrbXCwKiRvce42388Lyn3qkd2EPhtBgA1sQHKChPOE-CbS47KiDp5-HmVkzXihfoc&typo=1](https://linkprotect.cudasvc.com/url?a=https%3a%2f%2f%20www.shielsexton.com&c=E,1,Nqi4evjtOApkik8KeTVFn9EodGa59q8_banuUJ5mFTUMiklghLdneJxrbXCwKiRvce42388Lyn3qkd2EPhtBgA1sQHKChPOE-CbS47KiDp5-HmVkzXihfoc&typo=1)

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

From: Boyle, Douglas J (DHS) <DoBoyle@dhs.IN.gov>

Sent: Tuesday, April 30, 2019 12:09 PM

To: Sarah Galloway <sgalloway@shielsexton.com>

Cc: Fitzpatrick, Denise <dfitzpatrick@dhs.IN.gov>; Scott, Shannon <SScott@dhs.IN.gov>

Subject: RE: Variance Online Application(19310) additional information request.

Ms. Galloway,

My name is Doug Boyle, and I am the Director of the Fire Prevention and Building Safety Commission. Denise forwarded your message regarding Oasis' locally-approved PIV variance to me, as I am responsible to setting the Commission's monthly meeting agendas. The Fire Prevention and Building Safety Commission (the Commission) does not have any additional policies, requirements, or paperwork for reviewing a variance request approved by a political subdivision (i.e. the City of Indianapolis/Pike Township Fire Department), other than that, pursuant to IC 22-13-2-7(b), the Commission must review variances granted by a political subdivision to the fire safety and building laws adopted in its ordinances, and the variance is not effective until it is approved by the Commission.

With that being said, in addition to Pike Township Fire Department's approval letter, please send me all of the documents of record (your application/request letter, plans, exhibits, etc.) you submitted to the City of Indianapolis/IFD regarding the PIV location variance request. You may submit these documents directly to me via email, and I will compile them and add them to the Commission's meeting materials, so that the Commission may review them prior to next week's meeting on Thursday, May 9, 2019. Information regarding next week's meeting (time, location, etc.) is available of the Commission's web page: <https://www.in.gov/dhs/2375.htm>. The Commission's agenda and meeting materials for next week's meeting will likely be posted to the Commission's web page by the end of business on Friday or Monday at the latest.

Regarding your variance applications that you submitted to the Commission's/IDHS' online variance application system, it now appears that we have received three online variance applications for Oasis at 56th Street. Their variance ID numbers are 19310, 19375, and 19386. I'm assuming that application 19310 was submitted in error, since that application appears to be related to the PIV, and, as Denise has advised you, the State of Indiana/the Commission has not adopted NFPA 24. I'm not sure what the status is of your other two applications, but you may follow up with Denise for assistance in finalizing those two applications. You can access your applications by clicking on the "Online Variance Application" link on the Commission's "Variances" web page (<http://www.in.gov/dhs/4196.htm>) and then clicking on "Update Existing Application" on the following page. You will need the log in credentials that you should have received after filing the application from variance_online@dhs.in.gov in order to log into your applications. Since applications 19375 and 19386 were filed after the Commission's 4/18/19 deadline to be eligible for consideration at its 5/9/19 meeting, you will need to submit an untimely filed variance application request directly to me, using the attached form, at your earliest convenience. Per the Commission's nonrule policy for late-filed variance applications, please explain, using specific and reliable evidence and documentation, why Oasis will be prejudiced by having to wait for a later meeting because of excessive loss of time or unreasonable costs. Again, once complete, you may submit that request directly back to me. If you have any additional questions or concerns, please feel free to contact me, Denise, or Shannon Scott, who is our Code Services Clerk and the Commission's secretary.

Sincerely,

Douglas J. Boyle | Director - Fire Prevention and Building Safety Commission Indiana Department of Homeland Security

302 W. Washington Street, Room E-208

Indianapolis, IN 46204

Tel: (317) 650-7720

Email: DoBoyle@dhs.in.gov

Web: www.in.gov/dhs

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

From: Fitzpatrick, Denise

Sent: Wednesday, April 24, 2019 1:57 PM

To: Boyle, Douglas J (DHS) <DoBoyle@dhs.IN.gov>

Subject: FW: Variance Online Application(19310) additional information request.

Doug,

The attached is a request to be put on May 9th agenda for PIV location, and also a late filing request.

Denise Fitzpatrick

Code Services

Indiana Department of Homeland Security

402 W. Washington Street Room E245

Indianapolis, Indiana 46204

Tel: (317)-232-6213

E-mail: dfitzpatrick@dhs.in.gov

Web: www.in.gov/dhs

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

From: Sarah Galloway [mailto:sgalloway@shielsexton.com]
Sent: Wednesday, April 24, 2019 1:35 PM
To: Fitzpatrick, Denise <dfitzpatrick@dhs.IN.gov>
Subject: RE: Variance Online Application(19310) additional information request.

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Denise,

Attached is the letter from the county granting the variance. They said we needed to pass this along to you in order to get the state to approve it.

Also, we just learned that we need to make another variance due to the fact our fire pump room was designed to be located in the same room as the water heaters and this is not allowed through 2016: 536-801 and 2014: 913.2.1.

We are hoping that we can get this variance through to the hearing by this May 7th date when the previous one will be. The inspector said that otherwise we wouldn't be able to get our CoFO until after the one in early June. If I file this variance yet this afternoon, would it be possible to have both these variances heard on May 7th?

Please let me know what you think. We have our final inspection for CoFO on May 3rd and are coming down to the end of the project. The building inspector hadn't said anything about this fire pump code until today.

Thanks!

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

From: Fitzpatrick, Denise <dfitzpatrick@dhs.IN.gov>
Sent: Monday, April 15, 2019 10:51 AM
To: Sarah Galloway <sgalloway@shielsexton.com>
Subject: RE: Variance Online Application(19310) additional information request.

I've forwarded your e-mail to the fire official you've listed because you can't get a variance from a code or standard that hasn't been adopted by the State of Indiana.

Denise Fitzpatrick
Code Services
Indiana Department of Homeland Security
402 W. Washington Street Room E245
Indianapolis, Indiana 46204
Tel: (317)-232-6213
E-mail: dfitzpatrick@dhs.in.gov
Web: www.in.gov/dhs

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

From: Sarah Galloway [mailto:sgalloway@shielsexton.com]
Sent: Monday, April 15, 2019 8:52 AM
To: Fitzpatrick, Denise <dfitzpatrick@dhs.IN.gov>
Subject: RE: Variance Online Application(19310) additional information request.

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The inspector did mention that. They said although they couldn't enforce it, the fire marshal could. He then sent us the attached document.

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

From: Fitzpatrick, Denise <dfitzpatrick@dhs.IN.gov>
Sent: Monday, April 15, 2019 8:46 AM
To: Sarah Galloway <sgalloway@shielsexton.com>
Subject: RE: Variance Online Application(19310) additional information request.

Ms. Galloway,

The state of Indiana has not adopted NFPA 24. Did the city inspector and the fire marshal give you that information?

Denise Fitzpatrick
Code Services
Indiana Department of Homeland Security
402 W. Washington Street Room E245
Indianapolis, Indiana 46204
Tel: (317)-232-6213
E-mail: dfitzpatrick@dhs.in.gov
Web: www.in.gov/dhs

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

From: Sarah Galloway [mailto:sgalloway@shielsexton.com]
Sent: Monday, April 15, 2019 8:39 AM

To: variance_online@dhs.in.gov; Fitzpatrick, Denise <dfitzpatrick@dhs.IN.gov>
Subject: RE: Variance Online Application(19310) additional information request.

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Good Morning,
I received this email this morning. The City Inspector and Fire Marshal told us to apply for a variance.
Let me know if you have further questions.
Thanks

Sarah Galloway
Project Engineer | LEED® GA
Shiel Sexton Company | 902 North Capitol | Indianapolis, IN 46204 w. 317.423.6226 | f. 317.423.6300 | c. 317.605.7078 sgalloway@shielsexton.com
| https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.shielsexton.com&c=E,1,hXiv99BJSyrikPImebDL0SDTp7U9_7cQp-fefp2rxuhXncn3Rjz90UvGGuZsehJSDwPzdTLEyiRDrOT4SnRQ3c13qt1JHvJ5TIQoZCguic-wsJKEMBDpzGBpw,&typo=1

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

From: variance_online@dhs.in.gov <variance_online@dhs.in.gov>
Sent: Monday, April 15, 2019 8:37 AM
To: Sarah Galloway <sgalloway@shielsexton.com>
Subject: Variance Online Application(19310) additional information request.

Variance Online Application additional information request Thank you for using IDHS online variance application.During our application review we found the following issues with your application for project Oasis at 56th Street.

We have received your variance request for the location of a PIV. Did someone tell you to apply for a variance?

If you have questions or concerns on this email contact DFITZPATRICK@DHS.IN.GOV

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Owner / Applicant Information

Sarah Galloway
Shiel Sexton Company, Inc.
902 N CAPITOL AVENUE

INDIANAPOLIS IN 46204

Phone 3174236226
Email SGALLOWAY@SHIELSEXTON.COM

Designer Information

Ray Rebilas
Kitchen and Associates
756 Haddon Ave

Collingswood NJ

Phone 8565592065
Email rrebilas@kitchenandassociates.com

Project Information

Oasis at 56th Street
4940 W 56th St

Indianapolis 46254

County MARION

Project Type New Y Addition Alteration Existing Change of Occupancy

Project Status F F=Filed U or Null=Unfiled

IDHS Issued Correction order? yes

Violation Issued by: LBD

Local Building Official

Phone: 3174526478 **Email:** planreview.class1@indy.gov

Local Fire Official

Phone: 3174526478 **Email:** sbruner@pikefire.com

Variance Details

Code Name:

Conditions: Free standing sign currently is located on the right of way. It cannot be located 24 ft back as it wouldnt be visable from the road.

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 we
- 1 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: Keeping this sign on the right of way wouldnt affect public health, safety, or welfare.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

Y 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: In order for the sign to be visible from the street, it will need to remain in the location shown in the drawings.

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC 913.2.1

Conditions: Currently, the fire pump is located in the same room as other equipment (i.e. water heaters).

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 we

1

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: Keeping the fire pump in this location will not affect public health, safety, or welfare.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

Y 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: There is not a place to relocate the pump at this time that would allow it to follow this code. It is currently in the same room as other equipment required for the building.

Owner / Applicant Information

Sarah Galloway
Shiel Sexton Company, Inc.
902 N CAPITOL AVENUE

INDIANAPOLIS IN 46204

Phone 3174236226
Email SGALLOWAY@SHIELSEXTON.COM

Submitter Information

Sarah Galloway
Shiel Sexton Company, Inc.
902 N Capitol Avenue

INDIANAPOLIS IN

Phone 3174236226
Email sgalloway@shielsexton.com

Designer Information

Ray Rebilas
Kitchen and Associates
756 Haddon Ave

Collingswood NJ

Phone 8565592065
Email rrebilas@kitchenandassociates.com

Project Information

Oasis at 56th Street
4940 W 56th St

Indianapolis IN 46254

County MARION

Project Type New Y Addition Alteration Existing Change of Occupancy

Project Status F F=Filed U or Null=Unfiled

IDHS Issued Correction order?

Violation Issued by: NA

Local Building Official

Phone: 3174526478 **Email:** planreview.class1@indy.gov

Local Fire Official

Phone: 3174526478 **Email:** sbruner@pikefire.com

Variance Details

Code Name: Other Code (Not in the list provided)
NEC 695.6A Service Conductors

Conditions: Service conductors for the fire pump are located above the pump at the ceiling.

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 we
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: It is located in a back of house location encased in metal conduit and will not affect public health, safety or welfare.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

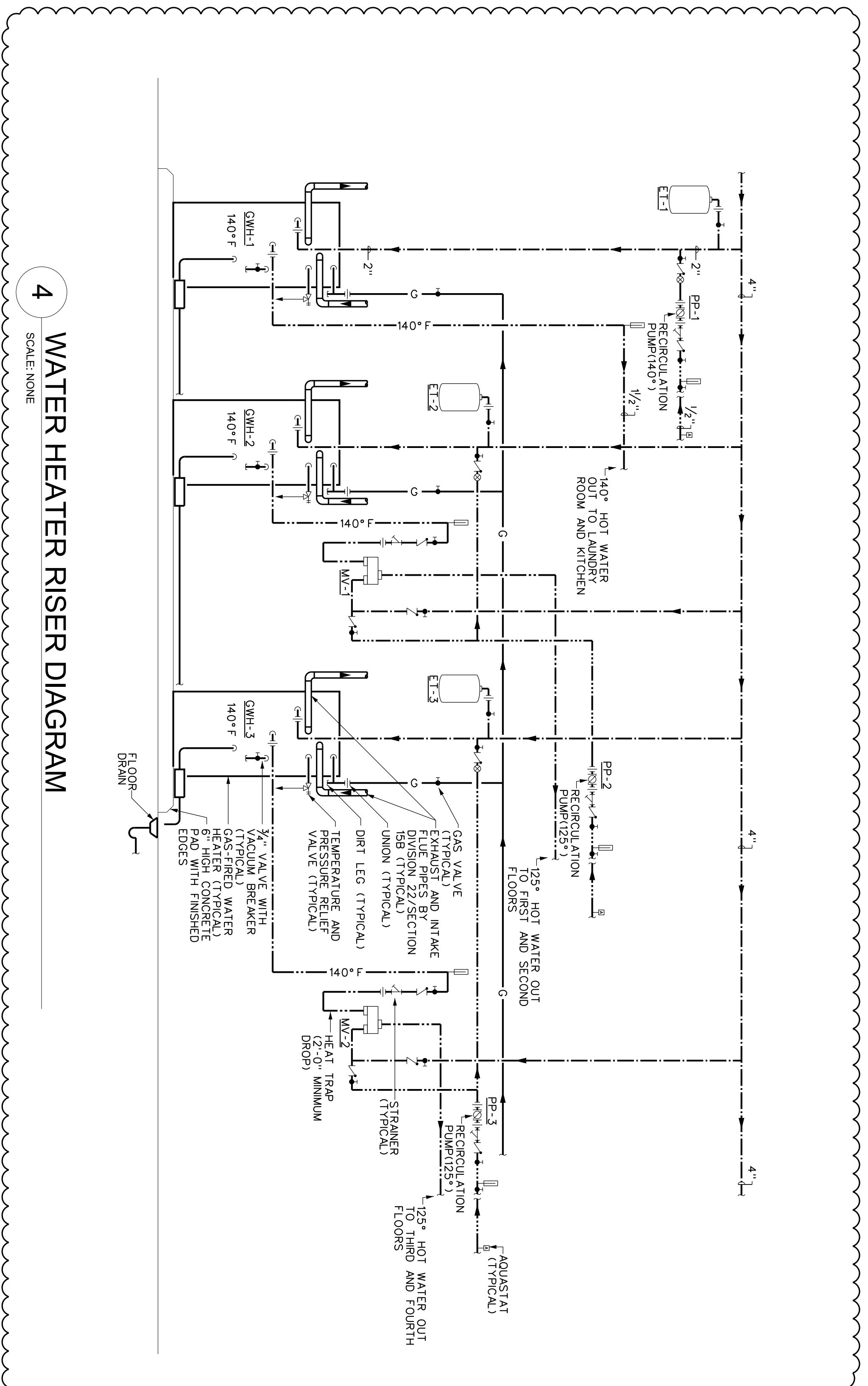
Y Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.

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.

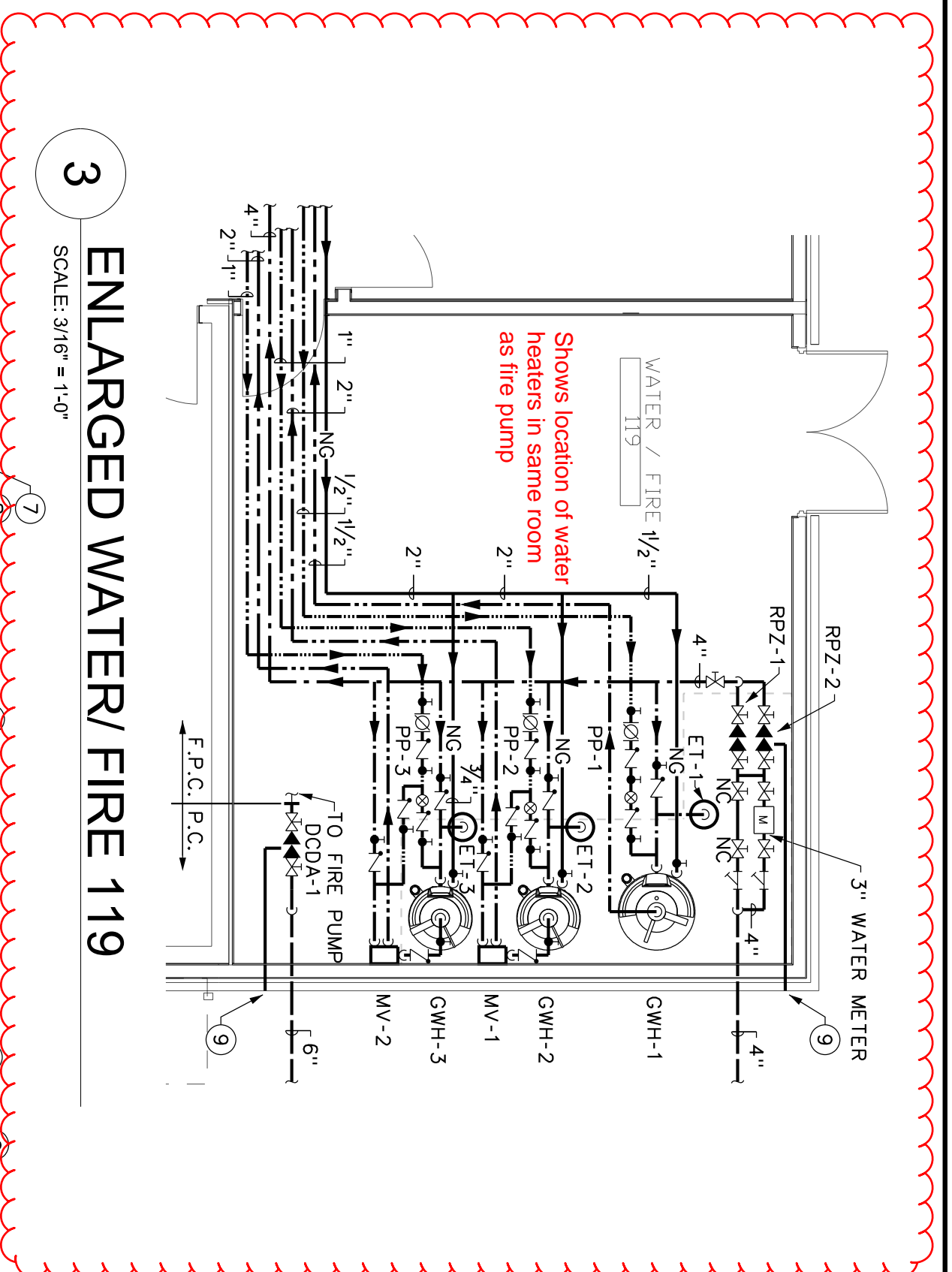
Y Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.

Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure.

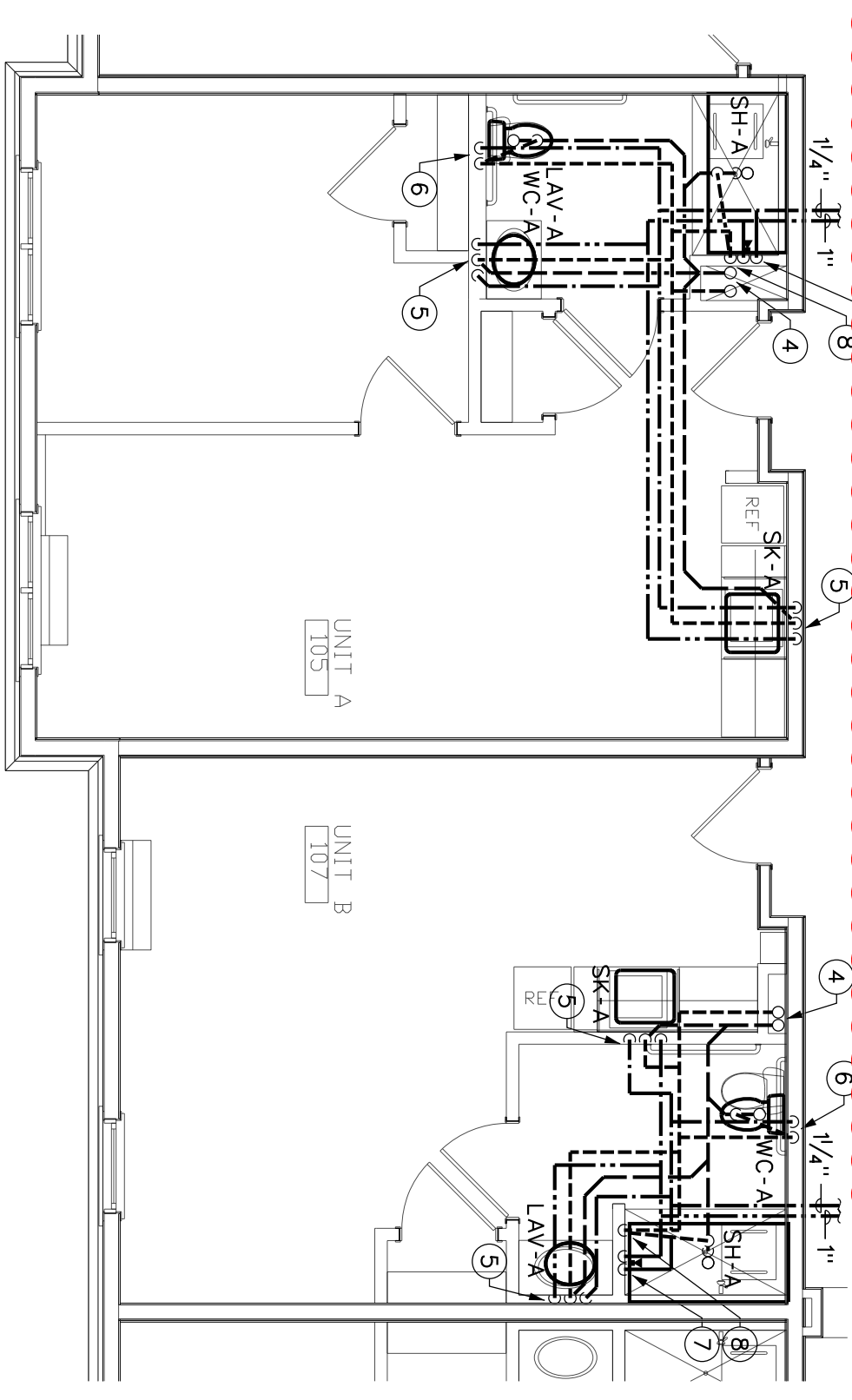
Facts: The service conductors to the fire pump controller are located in the most feasible place considering its location in the building. It would be very costly and difficult to get this outside the building at this point.



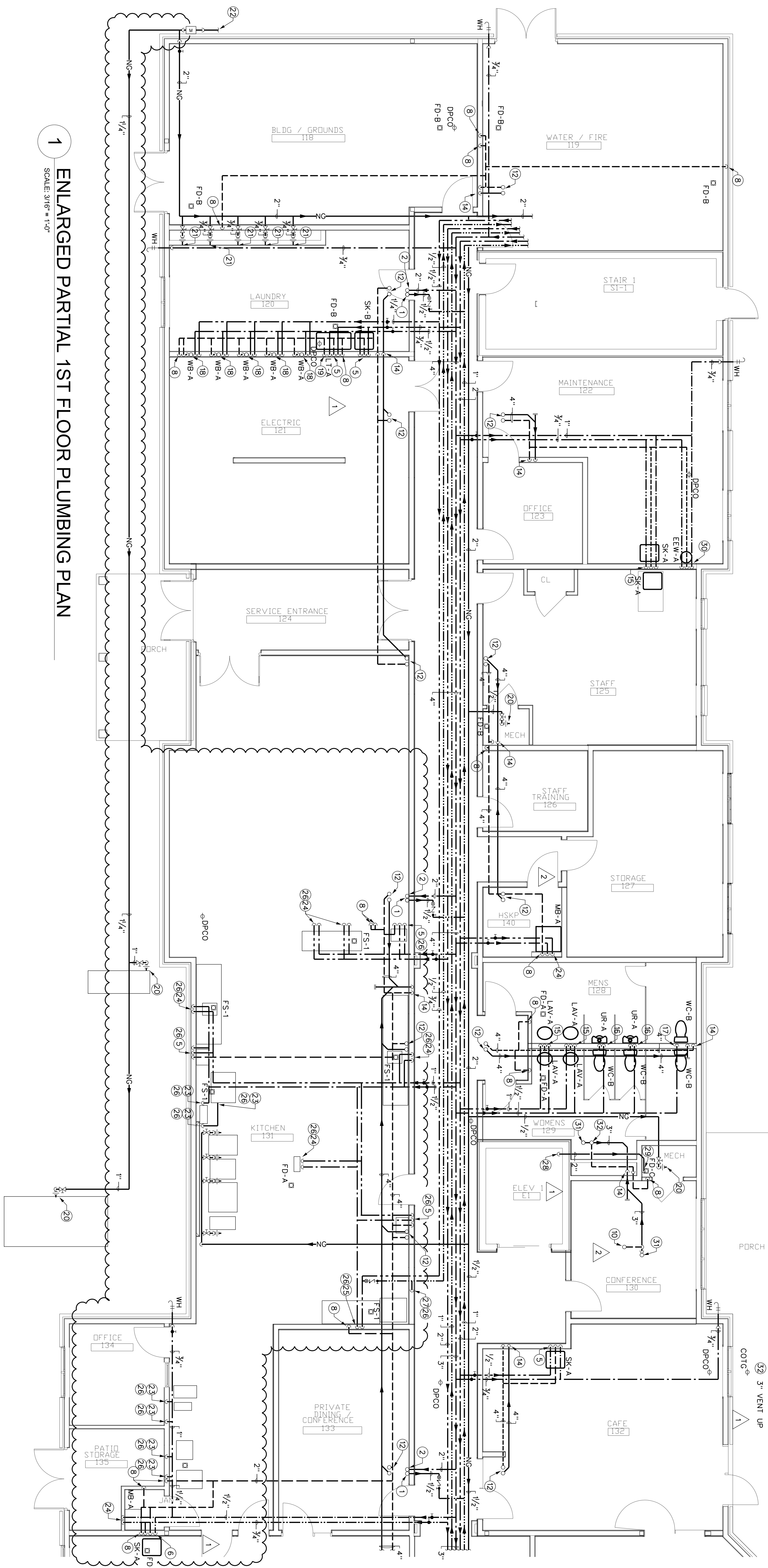
4 WATER HEATER RISER DIAGRAM
SCALE: NONE



3 ENLARGED WATER/FIRE 119
SCALE: 3/8" = 1'-0"

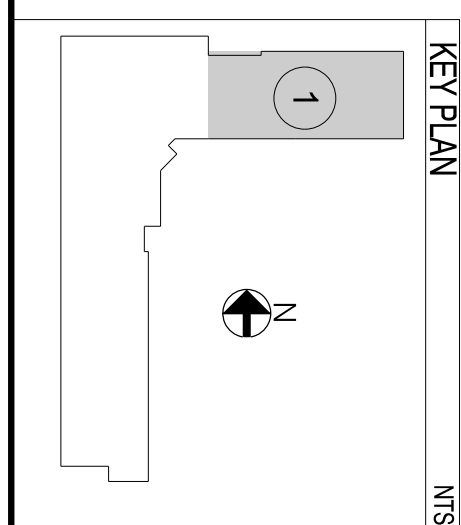


2 ENLARGED TYPICAL UNIT A & UNIT B PLUMBING
SCALE: 3/8" = 1'-0"

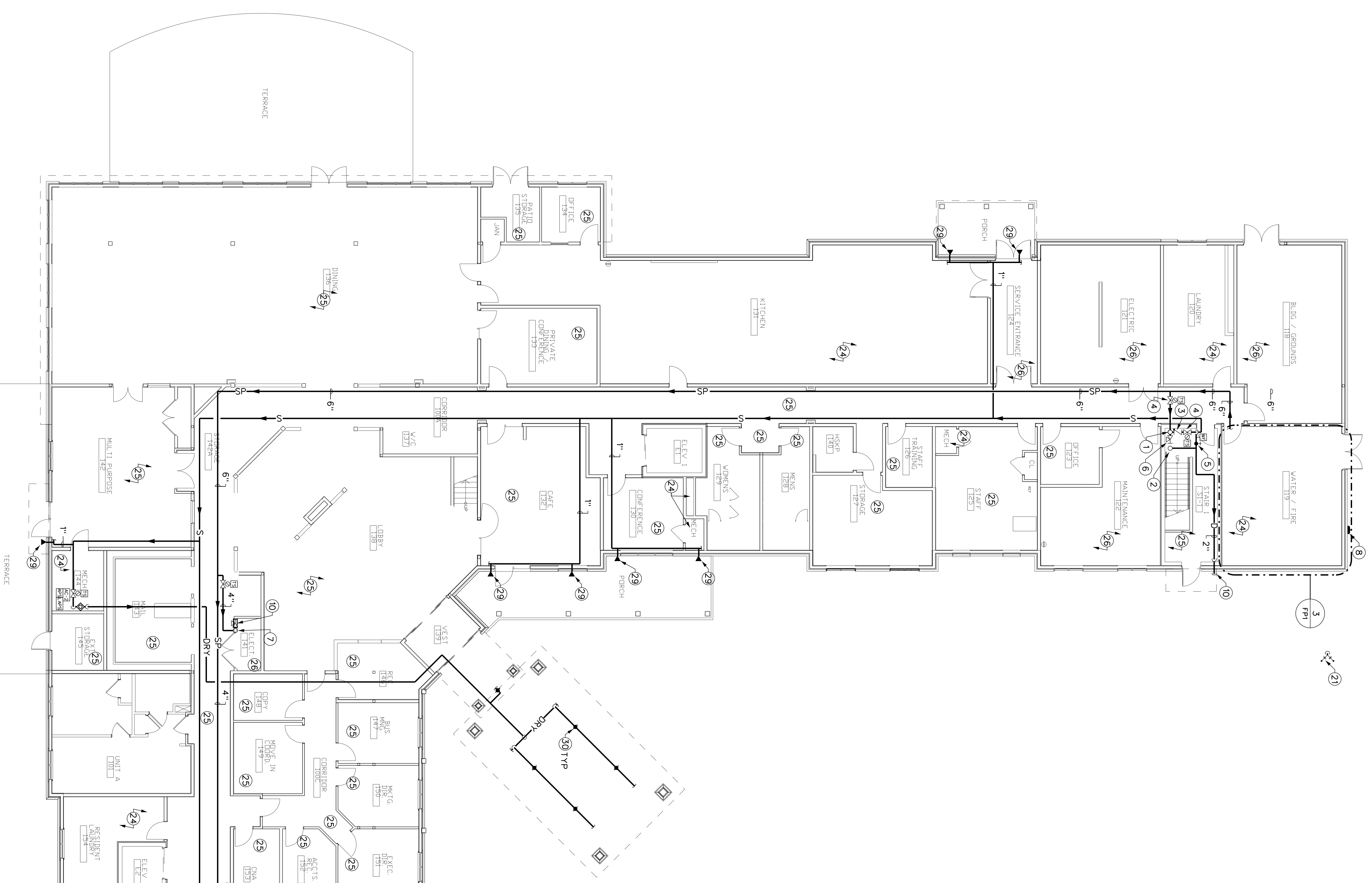


1 ENLARGED PARTIAL 1ST FLOOR PLUMBING PLAN
SCALE: 3/8" = 1'-0"

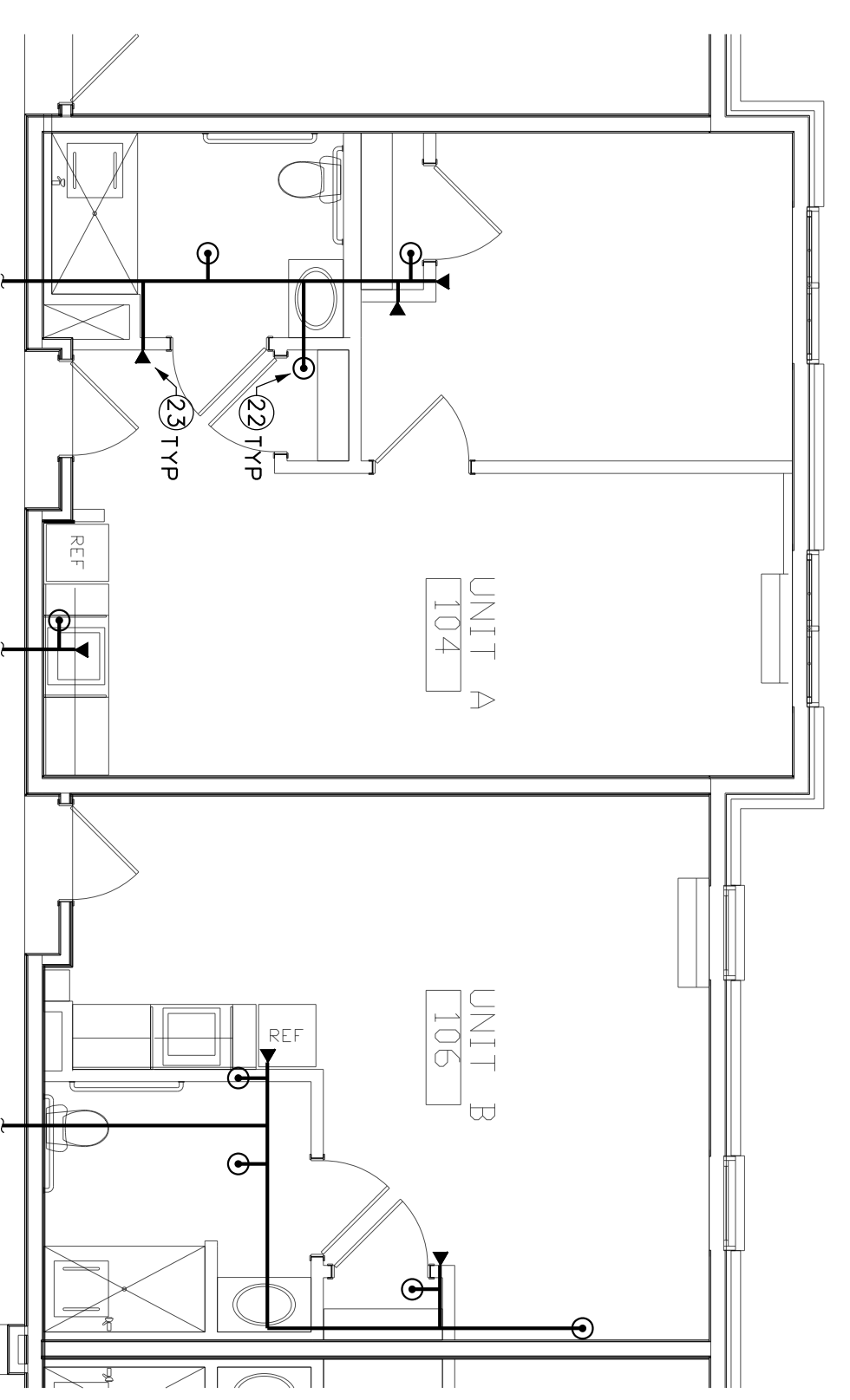
- GENERAL NOTES:**
- ALL PIPING IS AT OR ABOVE THE CEILING UNLESS OTHERWISE INDICATED.
 - ALL PIPING SHALL BE INSTALLED CONCEALED UNLESS OTHERWISE INDICATED.
 - THESE DRAWINGS ARE DIAGRAMMATIC, ARE NOT INTENDED TO DESCRIBE EXACT ROUTING AND/OR QUANTITY UNLESS OTHERWISE INDICATED.
 - PIPING AND EQUIPMENT HANGOUT ON THESE DRAWINGS ARE CORRELATED WITH THE BUILDING STRUCTURE WORK, OTHER TRADES, AND IN THE FIELD. SEE THE PROJECT MANUAL FOR A LEGEND OF WALL PARTITIONS TYPES AND PROVIDE A UTILITY PARTITIONING ASSUMPTION TO MEET THE REQUIREMENTS OF THE PROJECT MANUAL. SEE SPECIFICATIONS FOR MORE DETAILS.
 - ALL SANITARY PIPING SHALL SLOPE AT MINIMUM 1%.
 - ALL STORM PIPING SHALL SLOPE AT MINIMUM 2% UNLESS OTHERWISE NOTED.
 - PROVIDE LEAK SEALS SEALING SHEETS AT ALL LOCATIONS WHERE PIPING PENETRATES THROUGH WALLS AND FLOORS SHALL BE CHOOSE DRAININGS AND UNITS SIZE WITHS. CONTRACTOR SHALL VERIFY THESE CONDITIONS AS SHOWN PRIOR TO STARTING WORK AND REPORTING ANY DISCREPANCIES TO THE ARCHITECT.
- DRAWING NOTES:**
- 1-1/2" HOT WATER FROM ABOVE
 - 2" COLD WATER UP
 - 1-1/2" HOT WATER UP
 - 4" SANITARY & 4" VENT UP & DOWN
 - 2" SAN DN 1-1/2" V RISE 1/2" HW & CW DROP
 - 2" V RISE, 1" CW DROP
 - 1/2" HW & CW DROP DN TO SH-A MIXING VALVE
 - 2" V RISE
 - PROVIDE DRAIN FOR FILL FAILURE AS PER MANUFACTURER'S RECOMMENDATIONS. TERMINATE ON MAIN DRAIN WITHS. RECOMMENDATIONS. TERMINATE ON MAIN DRAIN WITHS.
 - 4" SAN UP
 - 4" SAN UP
 - 4" SAN UP
 - 4" SAN UP
 - 2" SAN DN 2" VENT RISE 3/4" HW & CW DROP
 - 2" SAN DN 2" VENT RISE 1-1/2" CW DROP
 - 1-1/4" CW DROP
 - 2" SAN DN 1-1/2" VENT RISE 1/2" 140° HW & CW DROP TO WB-A
 - 4" VENT RISE
 - NATURAL GAS CONNECTION TO MECHANICAL EQUIPMENT. FINAL BY P.E.
 - NATURAL GAS CONNECTION TO DRYER EQUIPMENT. FINAL CONNECTION BY P.E.
 - NATURAL GAS AS PROVIDED BY UTILITY
 - 1/2" CW DROP
 - 1/2" CW DROP
 - 1/2" HW & CW DROP
 - 1/2" 140° HW & CW DROP
 - CONNECT TO VENDOR KITCHEN EQUIPMENT
 - 3/4" 140° HW DROP
 - 2" SAN DOWN TO SP-1
 - 2" SAN DOWN 1-1/2" VENT RISE 1-1/2" P-TRAP IN WALL TO 2" HW & TO EYE WASH. ACCESS PANEL OVER WASHING VALVE AND FLOOR
 - 3" SAN UP
 - 3" VENT UP



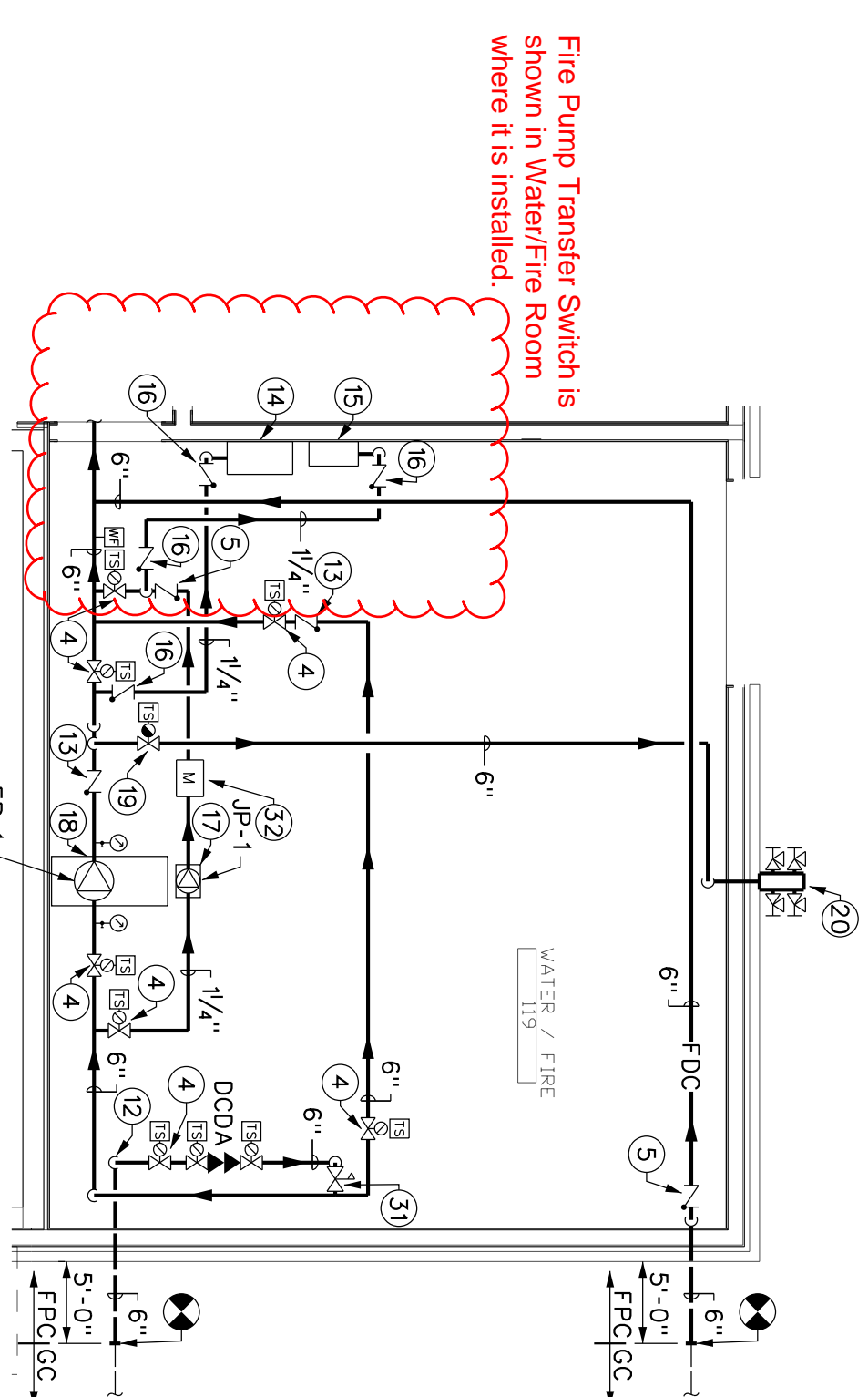
1 FIRST FLOOR FIRE PROTECTION PLAN
SCALE: 3/32" = 1'-0"



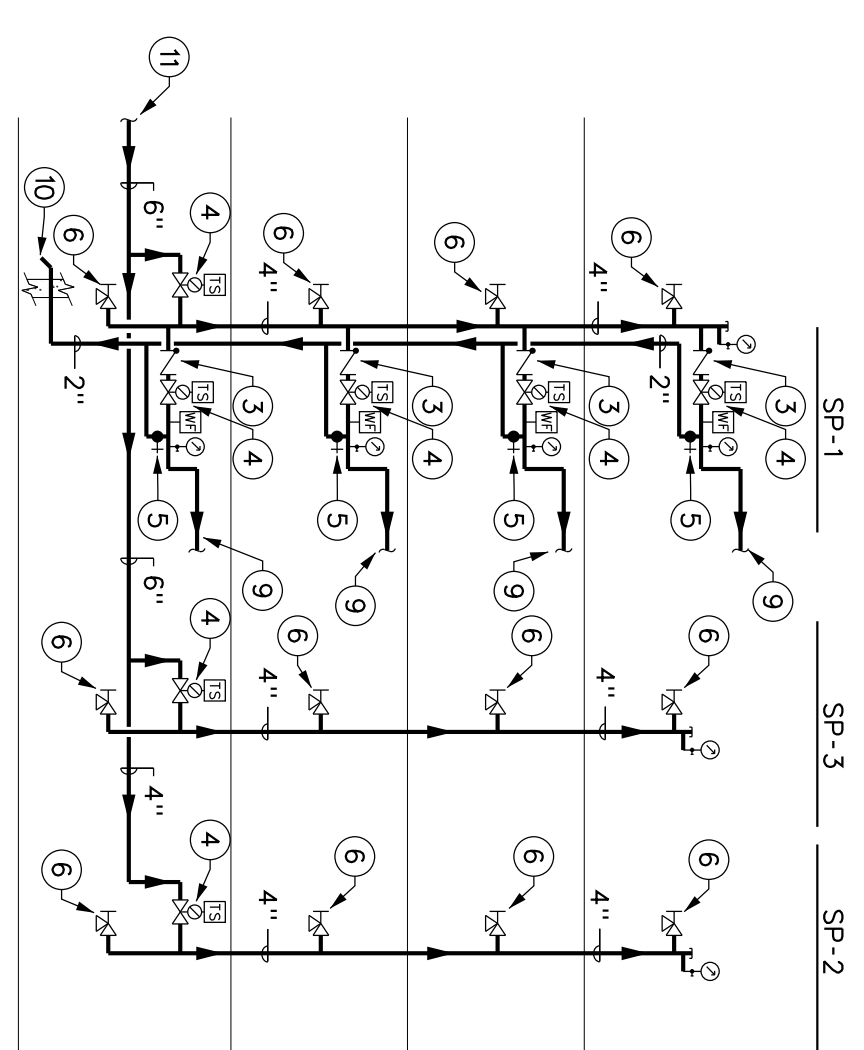
4 ENLARGED TYPICAL UNIT A & B
SCALE: 3/16" = 1'-0"



3 ENLARGED WATER/FIRE ROOM
SCALE: 3/16" = 1'-0"



2 STANDPIPE/SPRINKLER RISER DIAGRAM
SCALE: NONE



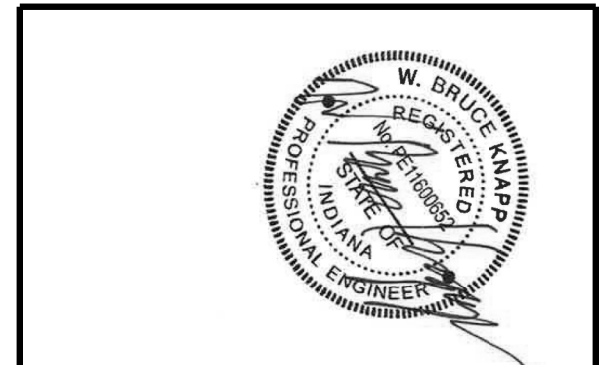
- GENERAL NOTES:**
- A. THIS PROJECT IS "DESIGN BUILD". THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO INDICATE MINIMUM WORK AND MINIMUM STANDARDS FOR EQUIPMENT, MATERIALS, AND PROCEDURES.
 - B. FIELD CONDITIONS MAY VARY FROM THE DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS BEFORE ORDERING MATERIALS OR BEGINNING WORK.
 - C. THE SPRINKLER CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES.
 - D. THE SPRINKLER DESIGN, AS SHOWN, IS A REPRESENTATIVE DESIGN ONLY. THE ARCHITECTURAL AND MECHANICAL DRAWINGS AND ALL FIELD CONDITIONS WORK SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO INSTALLATION OF THE SPRINKLER WORK.
 - E. ALL NEW SYSTEMS SHALL BE TESTED HYDROSTATICALLY AT NOT LESS THAN 200 POUNDS PER SQUARE INCH PRESSURE FOR 120 HOURS, OR AT 50 PSI ABOVE THE MAINTENANCE PRESSURE AT THE SAME TIME OF USE. WORK REMOVE THE SPRINKLER CONTRACTOR SHALL PROTECT SPRINKLER PROTECTION UNDER ALL MECHANICAL, ELECTRICAL OR OBSTRUCTIONS IN EXCESS OF 4'-0" IN WIDTH IN EXPOSED STRUCTURE AREAS IN ACCORDANCE WITH NFPA 413 REQUIREMENTS.
- DRAWING NOTES:**
- 1 4" COMBINATION SPRINKLER/STANDPIPE RISER UP & DOWN
 - 2 2" DRAIN UP & DOWN
 - 3 CHECK VALVE
 - 4 CONTROL VALVE WITH TAMPER SWITCH
 - 5 INSPECTOR'S TEST AND DRAIN VALVE
 - 6 RECESSED HOSE VALVE TO MATCH LOCAL FIRE DEPARTMENT
 - 7 4" STANDPIPE RISE UP
 - 8 EXTERIOR AUDIBLE ALARM
 - 9 TO FIRE SPRINKLERS
 - 10 2" ORDN. DISCHARGE TO EXTERIOR TERMINATE WITH 45° ELBOW
 - 11 FROM FIRE PUMP
 - 12 6" FIRE SERVICE WATER FROM BELOW
 - 13 WAFFER TYPE ANTI-WATER HAMMER CHECK VALVE 250 PSIRATED
 - 14 FIRE PUMP CONTROLLER WITH TRANSFER SWITCH
 - 15 JOCKEY PUMP CONTROLLER
 - 16 SWING TYPE CHECK VALVE WITH 3/2" ORIFICE IN CLAPPER
 - 17 6" CONCRETE PAD
 - 18 1'-6" CONCRETE PAD, GROUT BASE
 - 19 CONTROL VALVE WITH TAMPER SWITCH (NORMALLY CLOSED)
 - 20 FIRE PUMP TEST HEADER
 - 21 4" ANTI-SIPHONING FIRE DEPARTMENT CONNECTION TAP, THREAD PRIOR TO INSTALLATION. SEE CIVIL PLANS FOR EXACT LOCATION.
 - 22 RESIDENTIAL PENDENT SPRINKLER
 - 23 RESIDENTIAL SIDEWALL SPRINKLER
 - 24 HIGH TEMPERATURE SPRINKLERS THROUGHOUT
 - 25 QUICK RESPONSE STANDPIPE SPRAY SPRINKLERS THROUGHOUT
 - 26 INTERMEDIATE TEMPERATURE SPRINKLERS THROUGHOUT
 - 27 RESIDENTIAL SPRINKLERS THROUGHOUT
 - 28 2-1/2" FIRE HOSE VALVE IN RECESSED CABINET, THREAD TO MATCH LOCAL FIRE DEPARTMENT REQUIREMENTS
 - 29 SPRINKLERS UNDER EXTERIOR CANOPY, STANDARD SIDEWALL SPRAY
 - 30 REMOVE JET TYPE QUICK RESPONSE/STANDARD SPRAY PENDENT
 - 31 PROVIDE AN APPROVED FIRE PUMP SECTION CONTROL VALVE AS REQUIRED BY AUTHORITY HAVING JURISDICTION
 - 32 1" JOCKEY TAMP WATER METER

PERMIT SUBMISSION - 08/25/2017

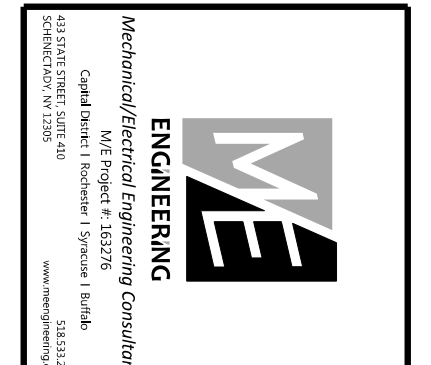
OASIS AT 56TH STREET
4940 W. 56TH STREET
INDIANAPOLIS, IN 46254

FP1

FIRST FLOOR FIRE PROTECTION PLAN



Date:	08-25-2017
Job #:	16143
Drawn:	
Checked:	
Project:	
Revision:	
Date:	



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SILENT KNIGHT
Fire Alarm Control Panel

SYSTEM STATUS
● POWER AVAILABLE
● ALARM
● TRANSFER SWITCH NORMAL
● TRANSFER SWITCH EMERGENCY

FIRE PUMP

WARNING
Arc Flash And Shock Hazard
Appropriate PPE Required
Do not operate control or equipment unless
operator is properly trained and authorized.
Health & Safety Department
March 2018 100 - 810 0100018

FIRE PUMP POWER
SWITCH
Firetrol
CONNECTING MEANS

POWER
EMERGENCY POWER