

VARIANCE # 19-06-0703	
SBC PROJECT #	
PROJECT NAME The Moody Residence Addition	
SIGNATURES ✓	APPROPRIATE CODE/SECTION ✓
PLANS ✓	LBO NOTIFICATION ✓
NOTIFICATION OF COMM MEETING	LFO NOTIFICATION ✓
CONTACT/DATE (Emails) 5-13-2019 / 5- 12 ¹³ 2019 (call)	

Ryan@rkhwhome.com

STAFF COMMENTS

Withdrawn by proponent 5/29/19

Applicant requests a refund of fee. The fire prevention and Building Safety Commission should determine if an "NVR" ruling is appropriate, if there is no violation of the Commission's rules pursuant to 675 IAC 12-5-8(b).



APPLICATION FOR VARIANCE

State Form 44400 (R7 / 10-13)
Approved by State Board of Accounts, 2013

INDIANA DEPARTMENT OF HOMELAND SECURITY
CODE SERVICES SECTION
302 West Washington Street, Room W246
Indianapolis, IN 46204-2739
http://www.in.gov/dhs/fire/fp_bs_comm_code/



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

Variance number (Assigned by department)

19-06-03

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

Name of applicant ARON + ALISSA MOODY	Title OWNER
Name of organization	Telephone number (317) 626-0213

Address (number and street, city, state, and ZIP code)

30 E. 56th STREET INDIANAPOLIS IN 46220

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

Name of applicant RYAN WAMPUER	Title PRESIDENT
Name of organization FKW HOMES INC	Telephone number (317) 753-2032

Address (number and street, city, state, and ZIP code)

5326 TRAVIS ROAD GREENWOOD, IN 46143

3. DESIGN PROFESSIONAL OF RECORD (If applicable)

Name of design professional DEAN DETKE	License number
Name of organization MCSTUNES DESIGN GROUP	Telephone number (317) 408-8999

Address (number and street, city, state, and ZIP code)

1980 E. 116th ST. CARMEL, IN 46032

4. PROJECT IDENTIFICATION

Name of project MOODY	State project number	County M. HANCOCK
Address of site (number and street, city, state, and ZIP code) 30 E. 56th STREET INDIANAPOLIS, IN 46220		

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 and Building Safety issued a Correction Order?

- Yes (If yes, attach a copy of the Correction Order.) No

Has a violation been issued?

- Yes (If yes, attach a copy of the Violation and answer the following.) No

Violation issued by:

- Local Building Department
 State Fire and Building Code Enforcement Section
 Local Fire Department

RYAN@FKW HOMES.COM

7. DESCRIPTION OF REQUESTED VARIANCE

Name of code or standard and edition involved: 2016 MINNESOTA STANDARDS FOR STRUCTURES Specific code section: 530-801

Nature of non-compliance (Include a description of spaces, equipment, etc. involved as necessary.):
NOT MORE THAN 50% OF THE REQUIRED FLOOR AREA OF A ROOM OR SPACE IS PERMITTED TO HAVE SLOPED CEILING LESS THAN 7 FEET IN HEIGHT WITH NO PORTION OF THE REQUIRED FLOOR AREA LESS THAN 5 FEET IN HEIGHT.

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:
THE PUBLIC WILL NOT SEE OR UTILIZE THIS SPACE. THE AREA IN QUESTION IS A PLAYROOM FOR THE CLIENTS AND A DESK AREA FOR A HOME OFFICE.

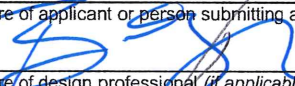
9. DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE

Select at least one of the following statements:
 Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.
 Imposition of the rule would result in an undue hardship (unusual difficulty) because of major operational problems in the use of the building or structure.
 Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.
 Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure.

Facts demonstrating that the above selected statement is true:
USING 5 FOOT WALLS IN PORTIONS OF THE ROOM WOULD NOT ALLOW FOR ORIGINAL WINDOWS, AFFECTING THE FRONT ELEVATION. USING 5 FOOT WALLS SEVERELY LIMITS THE ROOM SPACE.


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	Date of signature (month, day, year)
	<u>RYAN WAMPLER PERSONAL</u>	<u>5/13/2018</u>
Signature of design professional (if applicable)	Please print name	Date of signature (month, day, year)

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

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

Signature of applicant	Please print name	Date of signature (month, day, year)
	<u>AARON MASSEY</u>	<u>5/13/2018</u>

7. DESCRIPTION OF REQUESTED VARIANCE

Name of code or standard and edition involved IRC 2005: R305.1	Specific code section R305.1
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Nature of non-compliance (Include a description of spaces, equipment, etc. involved as necessary.)
NOT MORE THAN 50% OF THE REQUIRED FLOOR AREA OF A ROOM OR SPACE IS PERMITTED TO HAVE A SLOPED CEILING LESS THAN 7 FEET IN HEIGHT WITH NO PORTION OF THE REQUIRED FLOOR AREA LESS THAN 5 FEET IN HEIGHT.

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:
THE PUBLIC WILL NOT SEE OR UNLESS THIS SPACE THEREFORE NO HARSHIP. THE AREA IN QUESTION IS A PLAYROOM FOR THE CLIENTS KIDS AND AREA FOR A DESK FOR A HOME OFFICE. THERE ARE NO BEDS IN THIS AREA.

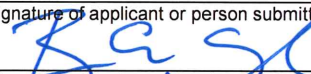

9. DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE

Select at least one of the following statements:
 Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.
 Imposition of the rule would result in an undue hardship (unusual difficulty) because of major operational problems in the use of the building or structure.
 Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.
 Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure.

Facts demonstrating that the above selected statement is true:
USING 5' WALLS WOULD MAKE CLIENT REMOVE 2 WINDOWS ALTERING THE ORIGINAL ELEVATION FROM 5TH STREET. USING 5' WALLS AND 50% FLOOR SPACE HAVING 7' CEILING HEIGHTS SEVERELY REDUCES THE USABLE SPACE. DEVIATING FROM THIS CODE CAUSES NO PUBLIC HEALTH OR SAFETY CONCERNS.


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 Brian Wampler	Date of signature (month, day, year) 4/30/2019
Signature of design professional (if applicable) 	Please print name Brian Wampler	Date of signature (month, day, year) 4/30/2019

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 Alexa Moody	Date of signature (month, day, year) 4/30/2019
--	---	--

R.K.W. HOMES, INC.
5326 Travis Road
Greenwood, IN 46143

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71-132/712

CHECK
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DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.
5/13/19	Department of Homeland Security	MOODY ATTIC	1022

\$ 345 00

C489

Security
Features
Included.
Details on back

MAY 14 2019

FOR Moody -> FPBSC

[Signature]



METROPOLITAN DEVELOPMENT COMMISSION
METROPOLITAN BOARD OF ZONING APPEALS
PLAT COMMITTEE
HEARING OFFICER
OF MARION COUNTY, INDIANA

CONSENT FORM

The undersigned, AARON + ALISSA MOODY, being the owner of the property commonly known as 30 E. 56th STREET INDIANAPOLIS, hereby authorizes RYAN WAMPLER to file land development petitions necessary for the aforementioned address.

This consent shall (check one):

- remain in effect until revoked by a written statement filed with the Planning Division of the Department of Metropolitan Development.
- remain in effect until _____.
- remain in effect until these land development petitions are resolved.

ALISSA MOODY
Alissa Moody
Signature(s) of Owner (s)

STATE OF INDIANA,
COUNTY OF MARION, SS:
Subscribed and sworn to before me this
30 day of APRIL, 20 19

Ryan K. Wampler
Notary Public
Ryan K. Wampler
Printed Name of Notary Public
My Commission expires: 9/13/2019
My County of residence: JOHNSON

AARON MOODY
Aaron Moody
Signature(s) of Owner(s)

STATE OF INDIANA,
COUNTY OF MARION, SS:
Subscribed and sworn to before me this
30 day of APRIL, 20 19

Ryan K. Wampler
Notary Public
Ryan K. Wampler
Printed Name of Notary Public
My Commission expires: 9/13/2019
My County of residence: JOHNSON



NOTICE OF VIOLATION

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

Case Number: VIO18-010432

Date: 04/29/2019

Time: 3:56 pm

Inspector Signature: 

Inspector Telephone Number: (317) 447-8164

Inspector Name: Tom Spacke

Inspector Fax Number: (317) 327-2621

Inspector Email: Tom.Spacke@indy.gov

Address of Violation: 30 E 56TH ST

Person Served: Ryan Wampler

Mailed To: 5236 Travis Rd
Greenwood, IN 46143

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

Indianapolis Building Standards and Procedures 2016: 536-801 Minimum standards for structures and building equipment.

Indiana Residential Code 2005: R305.1 Minimum height - exceptions #3

Room: Office

Floor: 3rd

Specific Location: Ceiling height in office space

Comments: Not more than 50 percent of the required floor area of a room or space is permitted to have a sloped ceiling less than 7 feet in height with no portion of the required floor area less than 5 feet in height.

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

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

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

Do Not Remove This Notification















56th Street Attic Assessment



30 E 56th Street
Indianapolis, IN 46220

INTRODUCTION

1.1 SITE DESCRIPTION

1. The property described in this report is a residence at 30 East 56th Street, Indianapolis, Indiana. The home is of wood frame construction with an exterior brick veneer. The residence faces to the South. The original floor plan is on a concrete block basement. There is an existing addition at the rear of the home with a crawlspace foundation. The owner plans to add an office in the attic along the East exterior wall of the original main area of the home that extends to the South edge of the property.

1.2 PURPOSE

1. Surinak Engineering, LLC was contracted by the general contractor to assess the footings for the addition of an office in the attic.

2. Note that Surinak Engineering LLC was not contracted to perform a full structural inspection, and is only reviewing the footing and foundation as it relates to adding the office in the attic. The inspection was also limited to visual in nature, no destructive or intrusive tests were performed other than drilling the footing width.
3. This report is provided solely for the use of the person to whom this report is addressed, and is in no way intended or authorized to be used by a third party, who may have different requirements, and to whom Surinak Engineering, LLC has not contracted with to perform the inspection. If a third party chooses to use this inspection report, they do so without Surinak Engineering LLC permission or authorization, and they do so at their own risk. This report reflects the condition of the property as observed on 1/15/2019 and 2/6/2019, and does not provide discussions or recommendations concerning the future maintenance of any part of the property, or to verify the adequacy and/or design of any components not specifically mentioned in this report. It is pointed out that other engineers/inspectors may have contrasting opinions to those given in this report.

1.3 SCOPE

1. The scope of this inspection was to perform a structural assessment of the footings regarding the addition of an office into the attic.

1.4 OBSERVATIONS

1. The building under construction is a two-story residence with a crawlspace and finished basement. There is a third-story office being added in the attic along the East wall of the residence.
2. The assessment focuses on the footings supporting the three basement bearing walls of the original floor plan of the residence. The bearing walls run from East to West. The first, South, bearing wall is the exterior wall on the front half of the residence. The second bearing wall runs down the middle of the basement. The third, North, bearing wall separates the basement and crawlspace, and provides the back wall of the first and second floor rooms (See Figure 1; figures are referenced at end of report after Photos).
3. The foundation of the home is split into South and North halves. The South half is a full basement under the original floorplan and consists of finished and unfinished rooms. The finished rooms include a completed living room (Southeast corner), bathroom, and laundry room. An unfinished utilities room is located along the East exterior wall next to the crawlspace. The North half of the foundation is a crawlspace under the existing addition to the residence. These two areas are divided by the third, North, bearing wall mentioned in point 2 above.
4. During the initial assessment on 1/15/19, the footing was observed along the East, nonbearing wall. The footing stuck out 3" from the wall (Photos 1-2; photos referenced are at end of report). Based on this measurement, each footing was assumed to have a 3" toe on both sides of the 8" CMU block wall for a footing width of 14" (3" toe + 3" toe + 8" wall).
5. The footings width needed to be confirmed along the three bearing walls. The footings were exposed on the interior of the home so that a hammer drill could be run sideways to

confirm the width of the footing. The locations where the footings along the bearing wall were measured are shown in Figure 2 as red stars.

6. The second site assessment on 2/6/2019 allowed for the determination of the footing width of the three bearing walls. The results were as follows:
 - A. The South bearing wall was drilled and found to have a 9" wide footing. The footing can be seen underneath the interior non-loadbearing framing (Photos 3-5).
 - B. The middle bearing wall was flush with the CMU block wall and drilling confirmed it was only an 8" wide footing (Photo 6).
 - C. The North bearing wall had a 4 ½" toe; drilling confirmed the footing was approximately 17" wide (Photos 7-8).
7. The first floor joists are 2x10s 16" O.C that run from North to South.
8. The first floor consists of a living room and dining room. They are divided by a large opening with a dropped beam header (Photos 10-11). The contractor confirmed that the middle bearing wall was 3 plies of 14" LVL.
9. The subfloor is sagging along the East exterior wall where the column loads from the dropped beam header are (Photo 9).
10. The second floor East wall houses the bathroom, attic entrance, and bedrooms. An L-Shaped hallway links the rooms of the second floor. The attic entrance was at the end of the first half of the L-Shaped hallway (Photo 12). An assessment of the attic was not possible because attic access was not yet available, however the contractor provided proposed plans for the future attic space (Figure 4).
11. IRC recommends 2x6 walls for three story homes, however, this is a conservative position. The general contractor asked for an assessment of whether 2x4 walls will support the proposed attic construction.

2.0 CONCLUSIONS AND RECOMMENDATIONS

FOOTING ASSESSMENTS

All three walls were assessed assuming a 1500 PSF soil bearing capacity. See Attachment A for calculation details.

NORTH BEARING WALL:

The north bearing wall is adequate for the current load conditions.

MIDDLE BEARING WALL:

The middle bearing wall carries the largest load because it supports joists framing in from both directions and the new office will be directly above this middle wall. As seen in Photo 11, the first floor has a dropped beam header that transfers load from the roof, attic, and second story, down through columns onto the middle bearing wall. Due to this load path only the locations of point load require footing reinforcement/enlargement. See Figure 3 for a diagram of the load path.

The footings will need to be expanded and centered where the point loads come down from the first floor dropped beam header (See Figure 3). A 42"x42"x12" footing is required at these locations. The footing will be added to both sides of the middle bearing wall. The footing installation process will consist of three steps. First, the concrete slab is removed

from one side to form one half of the new footing. Four 18" long #5 pieces of rebar will be placed 12" O.C. three inches from the bottom of the footing. The rebar will be pushed half way into the soil on the opposite side. Second, the new concrete footing is poured on this excavated side and the concrete slab is replaced. The concrete slab on the opposite side of the bearing wall is then removed, the soil excavated to form the footing (and expose the rebar) and the second half of the footing is poured around the new rebars. See sheet S102 of the attached plans for how to install the footings.

There is some sagging of the subfloor where the Eastern point load comes down from the dropped beam header. The subfloor at the Western point load was not able to be observed. Full height blocking is required under the point load locations to properly transfer the load to the middle bearing wall. The subfloor at the Western point load should be exposed to block this area as well. The blocking should be the same width as the column above that is carrying the point load from the dropped beam header. The top two courses of block cores under the point load need to be filled with grout to properly distribute the load in the block. In addition, full height blocking should be added between each of the floor joists above the middle bearing wall to prevent future joist rotation. See sheet S102 of the attached plans for where to install the blocking.

SOUTH BEARING WALL

The initial footing along the South (front) wall is not wide enough to meet the load requirements. A footing of **18-1/2"** is required to support the new load conditions. The existing footing is 9" wide. The footing is expanded similar to the middle bearing wall, but only expanded on the interior side. The basement has a fireplace in the center of the South wall that has a large footing that does not require expansion. The footing will be expanded for an **additional 9-1/2"** to both the East and West of the fireplace. The footing will be 12" deep with #8 rebar doveled into the existing footing with epoxy. The rebar must be placed 3" from the bottom of the existing footing every **8" O.C** and be embedded 5" into the existing footing. See sheet S101 of the attached plans for how to install the footing extension.

LOAD BEARING WALL FRAMING ASSESSMENTS

All three load bearing walls were assessed assuming 2x4 construction 16" o.c. The lower capacity of SPF #2 v. SYP #2 was used to be conservative. See Attachment A for calculation details.

NORTH BEARING WALL:

The north bearing wall has less attic load on it than the south bearing wall, therefore, the south bearing wall assessment will be the controlling design for these two walls.

MIDDLE BEARING WALL:

The middle bearing wall carries the largest load because it supports joists framing in from both directions and the new office will be directly above this middle wall. As seen in Photo 11, the first floor has a dropped beam header that transfers load from the roof, attic, and second story, down through columns onto the middle bearing wall. This header supports the roof, attic, and second story load. Due to this load path only the locations of load bearing wall that require assessment are the ~2'-3" pieces of wood framed wall on either side of the support beam. See Figure 3 for a diagram of the load path.

The analysis showed that 2x4 studs 16" o.c. are sufficient.

SOUTH BEARING WALL

The South (front) wall has more load on it than the North wall, since the attic floor plan is biased more toward the front of the home. In addition, the South wall has exterior wind load that must be included, which makes the South (front) wall the more extreme/conservative case for analysis.

The analysis showed that 2x4 studs 16" o.c. are sufficient.

CLOSE

Opinions and comments stated in this report are based on the inspection of the areas of concern on the dates listed in the report. Performance standards are based on the knowledge gained through the experience and professional studies of Surinak Engineering LLC. There is no warranty or guarantee, either expressed or implied, regarding the habitability, future performance, life, merchantability, and/or need for repair of any item inspected.

Note: Any follow-on inspections, or design/repair advice, is outside the scope of this report and will require a follow-on contract.

Questions regarding this report can be directed to the undersigned.

Sincerely,



Todd Surinak
IN PE#10606419
President
Surinak Engineering LLC



Photos



Photo 1. Footing Along East Nonbearing Wall



Photo 2. Toe Measurement Along East Nonbearing Wall



Photo 3. Drilling Into Footing



Photo 4. South Bearing Wall Footing



Photo 5. South Bearing Wall (Footing setback from Non-loadbearing framing)



Photo 6. Middle Bearing Wall Footing



Photo 7. North Bearing Wall



Photo 8. North Bearing Wall Toe Measurement

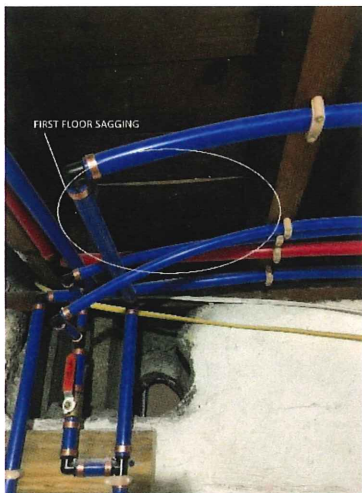


Photo 9. Subfloor Sagging



Photo 10. First Floor Living Room

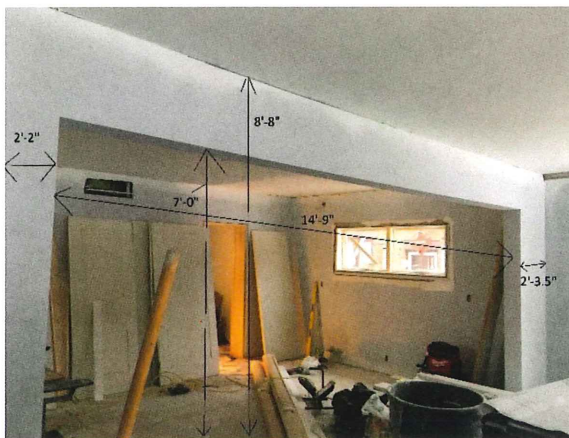


Photo 11. First Floor Dining Room & Dropped Beam Header



Photo 12. Second Floor Attic Entry Hallway

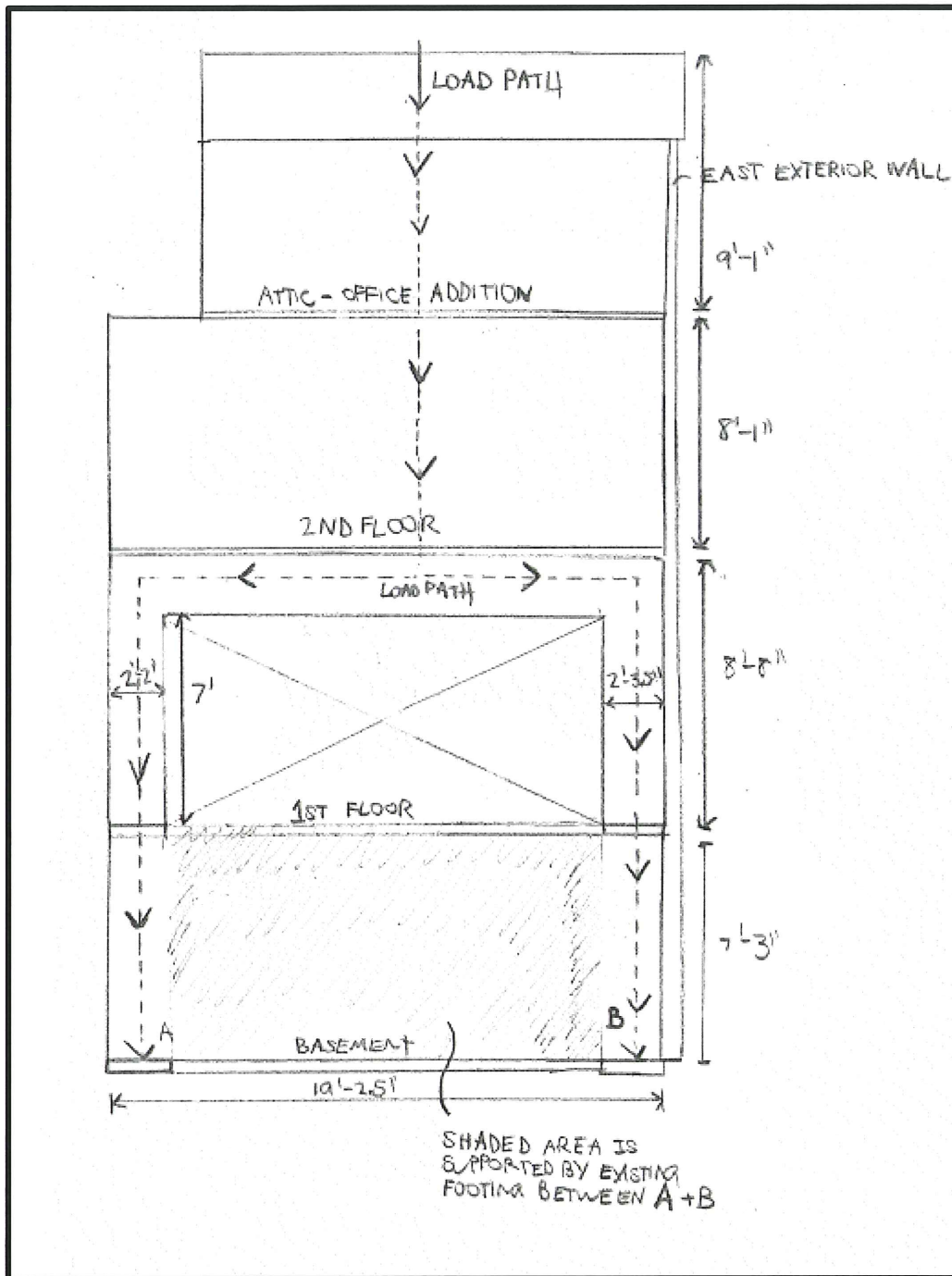


Figure 3. Load Path of Middle Bearing Wall

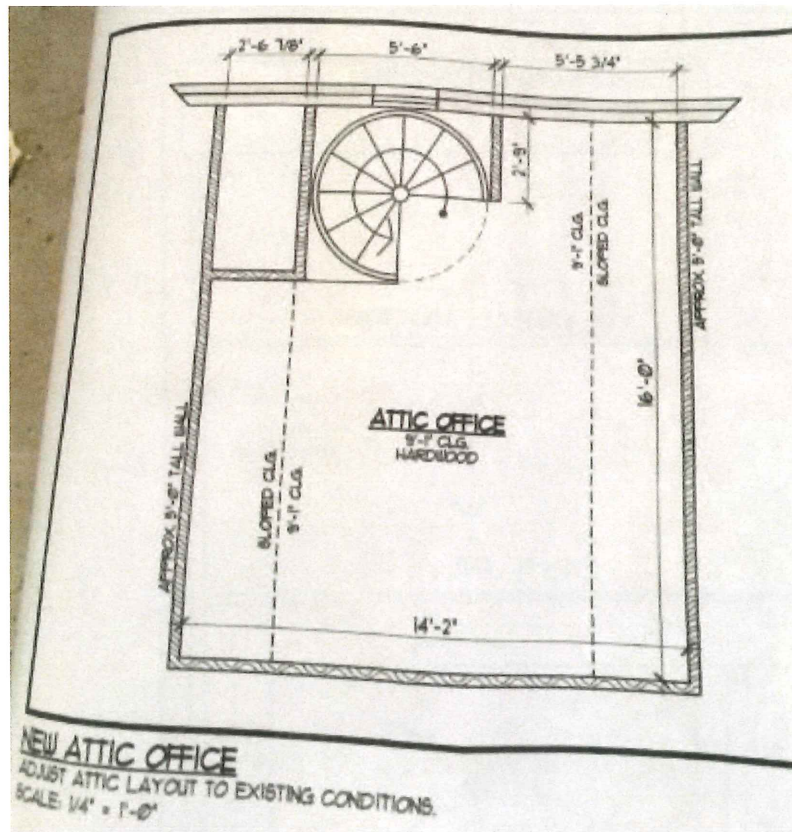
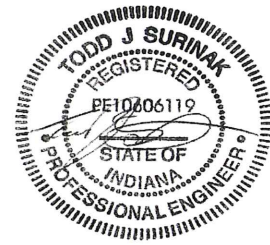


Figure 4. Attic Office Plans – South Side of Attic Extends to South Exterior Wall



Foundation assessment of 30 E 56th St, Indianapolis, IN
 Rev B (added assessment of 2x4 lower wall)

Front of Home faces South

South Joist Spans	13.2	ft	Running North-South
North Joist Spans	12.8	ft	Running North-South
Basement Height	7.3	ft	
First Floor Joist Depth	0.8	ft	
First Floor Height	8.7	ft	
Second Floor Joist Depth	0.8	ft	
Second Floor Height	8.0	ft	
Attic Floor Joist Depth	0.7	ft	
Maximum Attic Height	9.1	ft	
Maximum Brick Veneer Height	18.3	ft	1st and 2nd Floor plus joist depths

Roof Dead Load (office)	13.4	PSF	
Roof Dead Load (eaves)	11.2	PSF	
Attic Live Load (office)	40.0	PSF	
Attic Live Load (eaves)	10.0	PSF	Uninhabitable attic
Attic Dead Load (office)	22.9	PSF	
Attic Dead Load (eaves)	15.9	PSF	
2nd Floor Live Load	30.0	PSF	Sleeping area
2nd Floor Dead Load	15.2	PSF	
1st Floor Live Load	40.0	PSF	
1st Floor Dead Load	15.2	PSF	
Interior Wall Load	8.0	PSF	
Brick Veneer Wall Load	48.0	PSF	
CMU Weight	39.0	PSF	
Soil Capacity	1500.0	PSF	

Front (SOUTH) footing

Roof Load	73.7	PLF	Roof trib * (Dead Load)
Attic Load	401.0	PLF	Attic trib * (Dead Load + Live Load)
2nd Floor Load	288.2	PLF	2nd Floor trib * (Dead Load + Live Load)
1st Floor Load	351.9	PLF	1st Floor trib * (Dead Load + Live Load)
Brick Veneer Wall Weight	879.8	PLF	Veneer wall weight * Height
Block Foundation Weight	282.8	PLF	Basement height * CMU weight
Total Foundation Load	2277.4	PLF	
Footing width required	18.2	inches	Existing Footing 9 inches = NOT OK

Rear (NORTH) footing

Roof Load	71.4	PLF	Roof trib * (Dead Load)
Attic Load	165.1	PLF	Attic trib * (Dead Load + Live Load)
2nd Floor Load	288.2	PLF	2nd Floor trib * (Dead Load + Live Load)

1st Floor Load	351.9	PLF	1st Floor trib * (Dead Load + Live Load)
Brick Veneer Wall Weight	879.8	PLF	Veneer wall weight * Height
Block Foundation Weight	282.8	PLF	Basement height * CMU weight
Total Foundation Load	2039.2	PLF	
Footing width required	16.3	inches	Existing Footing ~17 inches = OK

Middle wall footings

Roof Load	173.6	PLF	Roof trib * (Dead Load)
Attic Load	815.1	PLF	Attic trib * (Dead Load + Live Load)
2nd Floor Load	585.7	PLF	2nd Floor trib * (Dead Load + Live Load)
1st Floor Load	715.3	PLF	1st Floor trib * (Dead Load + Live Load)
Interior Wall Weight	373.3	PLF	Interior wall weight * Height (note 2 walls at 2nd floor)
Block Foundation Weight	282.8	PLF	Basement height * CMU weight
Span of dropped beam header	14.8	ft	
Point Load at Foundation Wall	12982.9	Pounds	
Required Footing Size	2.9	ft ea way	3'x3'x12" footing required at points of bearing
Total Foundation Load under dropped beam header	998.1	PLF	
Footing width required under dropped beam header	8.0	inches	Existing Footing ~8 inches = OK

Max 2x4 axial load capacity	2611.0	#/stud	Lower of SPF #2 and SYP #2
Load on middle wall 2x4s 16" o.c.	2597.0	#/stud	< 2611#, OK
Load on N-S wall 2x4s 16" o.c.	1514.9	#/stud	
Wind load	16.7	PSF	
Moment due to Wind	106.9	Ft-Lb	Per ASCE Load combinations use 0.6 factor
Max 2x4 moment capacity	373.9	Ft-Lb	
F _{cE1}	3192.6	Pounds	
Bi-axial bending capacity	0.88	OK!	<1.0 is OK

Bi-axial bending formula
Per NDS

$$\left[\frac{f_c}{F'_c} \right]^2 + \frac{f_{b1}}{F'_{b1} \left[1 - (f_c / F_{cE1}) \right]} + \frac{f_{b2}}{F'_{b2} \left[1 - (f_c / F_{cE2}) - (f_{b1} / F_{bE})^2 \right]} \leq 1.0$$

Definition of F_{cE1}
Per NDS

$$f_c < F_{cE1} = \frac{0.822 E_{min}'}{(\ell_{e1} / d_1)^2}$$



May 14, 2019

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

RE: Variance- 30 E 56th St. - Moody Residence
Dear Denise,

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

- 1) 2005 Indiana Residential Code / Section R305.1 Minimum height. - Not more than 50 percent of the required floor area of a room or space is permitted to have a sloped ceiling less than 7 feet in height with no portion of the required floor area less than 5 feet in height. Please see text of application for any specific information on this variance.

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

Sincerely,

Stephen Bartrom
Building Code Analyst

Scott, Shannon

From: Taylor, Ed <Ed.Taylor@indy.gov>
Sent: Tuesday, May 14, 2019 1:40 PM
To: Ryan Wampler
Cc: Fitzpatrick, Denise; Spacke, Tom; Bovard, Margie F.
Subject: Re: 30 E 56th St

Ryan,

After our conversation I have acknowledged that you are filing for a variance for a violation issued by the Department of Business and Neighborhood Services. Our plan reviewer will be reviewing your variance in contacting you once she returns.

Edward Taylor
Deputy Fire Marshal
c: 317.935.4705
e: ed.taylor@indy.gov

via the Samsung Galaxy S® 6, an AT&T 4G LTE smartphone

----- Original message -----

From: Ryan Wampler <Ryan@rkwhomes.com>
Date: 5/13/19 17:12 (GMT-05:00)
To: "Taylor, Ed" <Ed.Taylor@indy.gov>
Cc: "Fitzpatrick, Denise" <dfitzpatrick@dhs.IN.gov>, "Spacke, Tom" <Tom.Spacke@indy.gov>
Subject: 30 E 56th St

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Ed,

I left a message on your voicemail regarding needing a something stating that you are aware of our variance of building standards. Essentially any response back to this email will show that you are aware in their eyes. This time sensitive as its due tomorrow, any thing you can get back with me on would be appreciated!

I have attached Denise Fitzpatrick and Tom Spacke to this email to expedite.

Thank you,

Ryan Wampler

Cell: 317.753.2032
Office: 317.458.0320
ryan@rkwhomes.com



www.RKWHomes.com

317.458.0320

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From: [Ryan Wampler](#)
To: [Boyle, Douglas J \(DHS\)](#)
Cc: [Fitzpatrick, Denise](#); [Bartrom, Stephen](#); tom.spacke@indy.gov; [Bovard, Margie F.](#); ed.taylor@indy.gov
Subject: Re: 30 E 56th Street Variance Removal
Date: Thursday, May 30, 2019 7:15:50 PM
Attachments: [image001.png](#)

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

We applied for a variance for this particular project yes. However last Friday Tom went out reviewed his opinion on that code and has since reversed his decision and there is no further violations. Due to that we are requesting the variance of these code violations be removed as there's no further need for them.

Thank you,

Ryan Wampler

Cell: [317.753.2032](tel:317.753.2032)
Office: [317.458.0320](tel:317.458.0320)
ryan@rkwhomes.com



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On May 30, 2019, at 5:56 PM, Boyle, Douglas J (DHS) <DoBoyle@dhs.in.gov> wrote:

I apologize, Mr. Wampler. I now notice in closely looking at your paper variance application that your check was for \$345.00. Did you originally file the application for two variances (i.e. two separate code sections)? To my knowledge, Denise has reviewed and provided comments on your variance request to the 2005 Indiana Residential Code Section R305.1.

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

<image001.png>

From: Boyle, Douglas J (DHS)

Sent: Thursday, May 30, 2019 5:35 PM

To: Ryan@rkwhomes.com

Cc: Denise Fitzpatrick (dfitzpatrick@dhs.IN.gov) <dfitzpatrick@dhs.IN.gov>; Bartrom, Stephen <Stephen.Bartrom@indy.gov>; tom.spacke@indy.gov; Bovard, Margie F. <Margie.Bovard@indy.gov>; ed.taylor@indy.gov

Subject: RE: 30 E 56th Street Variance Removal

Mr. Wampler,

Denise forwarded your message to me, as I am the Director of Fire Prevention and Building Safety Commission. We appreciate the additional information, and we will ensure that the Fire Prevention and Building Safety Commission is provided this information at its next meeting on Tuesday, June 4, 2019. In review of the additional information you provided Denise, Mr. Bartrom and Mr. Spacke did provide you the correct rule citation regarding the Commission's rules for a variance application fee refund (675 IAC 12-5-8). However, I want to make sure you clearly understand these rules and what your potential options are in advance of the Commission's meeting on Tuesday, June 4, 2019.

Pursuant to 675 IAC 12-5-8(a), if you are to withdraw your variance request at this time, you would only potentially be due a refund of the "plan examination and processing fee," since you are making the request before your application is placed on the Commission's agenda (which will likely be posted to the Commission's web page tomorrow). The "plan examination and processing fee" is only half of the total \$276.00 fee. The \$276.00 application fee is split between a \$138.00 "filing fee," and the \$138.00 "plan examination and processing fee," pursuant to 675 IAC 12-3-4(a).

Now, 675 IAC 12-5-8(b) provides that the "fee" is refundable if the Commission determines that a variance is not required because there is no violation of the Commission's rules. By my understanding of this rule, you may be eligible for a full refund of the variance application fee if the Commission were to determine that an "NVR" (No Variance Required) ruling is appropriate, since it appears, based on Mr. Spacke's new information, that there is no violation of the Commission's rules and there would be have been no need for you to file the variance application. However, please be advised that only the Commission may issue an "NVR" ruling at this time.

As such, I think you should consider attending the Fire Prevention and Building Safety Commission's meeting on Tuesday, June 4, 2019, and explain this additional information to the Commission, in order to help us ensure the Commission makes the most appropriate determination. The Commission's meeting information is provided here: <http://www.in.gov/dhs/2375.htm>. Please let me know if you have any additional

questions, or if you would simply like to withdraw your variance application at this time. If you would simply like to withdraw your variance application at this time, our staff will begin working on refunding you the plan examination and processing fee.

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
<image001.png>

From: Fitzpatrick, Denise
Sent: Tuesday, May 28, 2019 12:29 PM
To: Boyle, Douglas J (DHS) <DoBoyle@dhs.IN.gov>
Subject: FW: 30 E 56th Street Variance Removal

Doug,

This guy wants a refund on his paper variance #19-06-03.

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

From: Ryan Wampler [<mailto:Ryan@rkwhomes.com>]
Sent: Tuesday, May 28, 2019 11:33 AM
To: Fitzpatrick, Denise <dfitzpatrick@dhs.IN.gov>
Cc: marybeth+ wampler <marybeth@rkwhomes.com>
Subject: 30 E 56th Street Variance Removal

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Denise,

Tom Spacke, the building inspector for our project, has removed the violations from

our project. Due to this, we are requesting that we be removed from the Variance hearing set for June 4th. I have attached his email showing that he has approved.

Please let me know if there is anything I need to do and how to work the refund on this.

Thank you,

Ryan Wampler

Cell: 317.753.2032

Office: 317.458.0320

ryan@rkwhomes.com

<image002.jpg>

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From: [Spacke, Tom](#)
To: [Ryan Wampler](#)
Subject: FW: Variance concerning 30 E 56th St
Date: Friday, May 24, 2019 3:47:19 PM

Ryan,

I've inquired what, if anything, needs to be done regarding the variance. The following Email chain is the reply-

Tom S

From: Bartrom, Stephen
Sent: Friday, May 24, 2019 3:19 PM
To: Spacke, Tom <Tom.Spacke@indy.gov>
Subject: RE: Variance concerning 30 E 56th St

Also try to have them keep me in the loop so I can close out the SVR case at the address. SVR19-00150

From: Bartrom, Stephen
Sent: Friday, May 24, 2019 3:15 PM
To: Spacke, Tom <Tom.Spacke@indy.gov>
Subject: RE: Variance concerning 30 E 56th St

If they are withdrawing the variance they would need to contact the state. They may even be able to get a refund. See GAR section below on refunds.

What I would suggest they do is speak with Denise.

Denise Fitzpatrick
Code Specialist - Legal & Code Services
402 W. Washington Street Room W246
Indianapolis, Indiana 46204
(317) 232-6213
dfitzpatrick@dhs.IN.gov

675 IAC 12-5-8 Fee refunds

(a) The variance application filing fee provided for by 675 IAC 12-3-4 is not refundable. However, the variance plan examination and processing fee is refundable if the applicant withdraws the application prior to the variance request being placed on the commission's agenda, or one (1) week prior to the commission's meeting on which it has been placed on the agenda, whichever is later.

(b) When the commission determines that a variance is not required because there is no violation of the commission's rules, or any variance fee has been paid or collected in error, the fee is refundable.

From: Spacke, Tom
Sent: Friday, May 24, 2019 3:09 PM
To: Bartrom, Stephen <Stephen.Bartrom@indy.gov>
Cc: Harris, Christopher <Christopher.Harris@indy.gov>
Subject: Variance concerning 30 E 56th St

Steve,

The variance for 30 E 56th St. concerning Vio18-010432 that we were just discussing yesterday is no longer necessary. The violation has been addressed. After further review and re-measuring the floor space, the 3rd floor study has almost twice the square footage above 7 feet needed to meet code requirements. I have cleared the violation and passed the framing inspection.

I trust the contractor and/ or homeowner require no further action and will not need to attend the variance hearing. Please correct me if I'm wrong in that conclusion.

Thank you,

Tom Spacke
Building Inspector
Bureau of Construction Services
Department of Business & Neighborhood Services - City of Indianapolis
1200 Madison Avenue | Suite 100 | Indianapolis, IN 46225
E: tom.spacke@indy.gov; P: (317) 447-8164; F: (317) 327-2621