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Keystone Library: Codes and Regulations

As we design our library, we will adhere to universal design – the design of environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. Principles of universal design include equitable use, making the design useful to individual with diverse abilities as well as disabilities; flexibility of use, allowing the design to accommodate a wide range of individual preferences; simple and intuitive use, making the design easy to understand regardless of the user's experience, knowledge, language skills or current concentration level; perceptible information, allowing the design to communicate necessary information effectively to the user regardless of the user's current sensory abilities; and tolerance for error, so that the design minimizes hazards and consequences of accidental or intended actions or conditions. It is imperative for universal design to be effectively integrated into a commercial project such as a library for the purpose of providing easy access and mobility to the elderly and disabled. The Americans with Disabilities Act of 1990 (ADA) enforce their standards for accessible design, not unlike universal design, by requiring barrier-free access to state and local government projects, commercial facilities and public accommodations. Some standards of general universal design include requirements such as room layouts that allow wheelchair access; wide interior doorways (36 inches) and passages (42 inches); any switches and controls located at accessible heights (44-48 inches); phone jacks and electrical outlets at accessible heights (minimum of 18 inches); accessible restroom layouts and reinforcements (grab bars); and last but not least, entrances accessible to wheelchairs and otherwise disadvantaged pedestrians, in other words a ramp of some sort must be present. There are also standards concerning parking accommodations, however these will be addressed at a later time.

For this project, the Indiana Building Code will be adhered to, based on the International Building Code (2009, 6th printing). The use and occupancy classification of the Keystone building has

been determined to be A-3, based on Section 303.1 of the IBC. Libraries are included in the A-3 category: assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A. The Keystone building's type of construction will be Type IA, for maximum public safety in the case of a fire hazard. Type I construction is the type of construction in which the building elements listed in Table 601 of the IBC are of noncombustible materials. The least restrictive construction type, however, could be Type IIIB. We propose to use gypsum wall board for the new interior of the Keystone building. The occupant load for the Keystone building has been calculated to be 350 occupants. The minimum egress width for the first floor is 20 inches, and 40 inches for the second floor. Additionally, it is not permissible to have only one exit from the ground floor for the safety of the occupants in the case of an emergency in which they would all need to evacuate, such as a fire. The minimum number of exits required for the Keystone library is two, based upon Section 102, Number of Exits and Continuity, Table 102.1. The Keystone library lies within the Planned Business zoning designation, based upon the Noblesville Zoning Map. The purpose of the Planned Business District is to encourage well-planned business uses, particularly with respect to unified design, safe ingress-egress, adequate and properly located parking and service facilities and convenient and safe pedestrian accessibility. The Planned Business District is also designed to service the motoring public through such uses as motels, restaurants or service stations based upon Section 159.107 of the Noblesville Code of Ordinances. The minimum lot size permissible for the Keystone library would be 20,000 square feet as determined by Section 159.107 of the Noblesville Code of Ordinances. The maximum building height, according to Table 6: Summary of Commercial Bulk Requirements of Section 159.107 of the Noblesville Code of Ordinances, is 35 feet, or three stories.

Significant information concerning the planned redevelopment of the Keystone building can be found in Section 159.120 of the Noblesville Code of Ordinances. For instance, no building, structure or part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located. No structure shall be erected or altered to provide for greater height or bulk; to accommodate or house a greater number of families; to occupy a greater percentage of lot area; to have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required, or in any other manner contrary to the provisions of this chapter. No yard or lot existing at the time of passage of this chapter shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this chapter shall meet at least the minimum requirements set forth herein. No part of a yard, open space, or off-street parking or loading space similarly required for any other

building. Encourage these home occupations to be primarily service oriented by limiting the intensity and retail design of these uses.

Property Access: Every building hereafter erected or moved shall be located on a lot with frontage and access on a street, and provide for safe and convenient access, fire protection, and required off-street parking, except as otherwise provided in Section 159.107 of the Noblesville Code of Ordinances.

Number of Buildings Per Lot: Every building hereafter erected shall be located on a lot unless otherwise specified for planned developments. In no case shall there be more than one principal building used for residential purposes, and its accessory building, located on one lot, except as otherwise provided in this chapter for a mobile home park or planned development. If two or more principal non-residential buildings are located on a lot, the space between such buildings shall be as established by the yard setback requirements of the district in which the use is located. **Minimum Yard Setback:** No structure shall be erected, placed or moved to within any setback area except certain accessory structures as provided in Section 159.121 of the Noblesville Code of Ordinances.

Topsoil Removal: No person, firm, or corporation, without an improvement located permit, shall strip, excavate, or otherwise remove topsoil for sale, other than on the premises from which the same shall be taken except in connection with the construction or alteration of a building on such premises and excavation or grading incidental thereto. (Exception, 1-3 District).

Mineral Extraction: Exempt by state law, nothing herein shall prevent, outside of urban areas, the complete use and alienation of any mineral resources or forest by the owner or a licensee thereof, pursuant to IC 36-7-4-1103. For the purposes of this paragraph, urban areas shall include any land or lots used for residential purposes where there are eight or more residences within a one-quarter square mile area, such other land or lots as have been or are planned for residential areas contiguous to incorporated cities or towns, or other land already incorporated into cities and towns; provided, however, that within these areas, mineral extraction may be permitted in an appropriate location.

Vision Clearance on Corner Lots: The distance from an intersection of a public or private street to the nearest access connection, measured from the closest edge of the access connection pavement (tangent point) to the closest edge of the street pavement (tangent point) or the back of curb whichever is greater. The triangular space is determined by a diagonal line connecting two points 15 feet equidistant from the edge of pavement of two local streets or a local street with an access connection

or 25 feet from the edge of pavement of a local street or an access connection and a collector, arterial, and expressway or any combinations thereof. For areas zoned Downtown, this particular requirement may be modified and shall be approved by the Planning Director on a case-by-case basis.

Height Preemptions: Height requirements may be preempted by restrictions imposed by the Tall Structures Act or other airport height control restrictions, as applicable. Mobile equipment may be any height.

Allowable Encroachments: No structure or part thereof shall project into a required rear or side yard except: un-enclosed, uncovered steps, entrance platforms, terraces, or landings not over 18 inches above grade level; the ordinary projection of belt courses, sills, lintels, chimneys and other similar ornamental and architectural features not exceeding 18 inches or 80% of the required setback, whichever is less; an eave, cornice overhang, awning, balcony, or bay window not exceeding 18 inches or 80% of the required setback, whichever is less.

The Keystone library is permitted to be developed on the planned property as determined by Appendix C of the Noblesville Code of Ordinances. In addition, landscaping and screening may be required in interior parking lot islands, perimeter parking lots buffers, buffering for non-residential uses abutting residential uses, surrounding outdoor storage and waste disposal areas, and other situations based on Section 159.105 of the Noblesville Code of Ordinances.