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Project Information

Platform Deck For Deep River Adventure Park  
9001 E Lincoln Hwy

MERRILLVILLE IN 46307

County LAKE

Project Type New ☒ Addition ☐ Alteration ☐ Existing ☐ Change of Occupancy ☐

Project Status ☒ F F=Filed U or Null=Unfiled

IDHS Issued Correction order? ☒ No Has Violation been Issued? ☒ No

Violation Issued by: NA

Local Building Official

Phone:  Email:

Local Fire Official

Phone:  Email:

Variance Details

Code Name: 2010 Indiana Energy Code  
4.2.1.1

Conditions: 

The structures consist of wood frame platforms. The platforms have no walls, roofs, lighting or heating. The floors shall not meet the requirements of the Energy Code

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 w

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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: 

Because there is no heating, and the platform is open on all sides, insulating the floor would not effect the participants, or increase energy usage. Therefore, not insulating the floors will not be adverse to the public health, safety or welfare.

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.

Y

 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

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Because there is no heating, and the platform is open on all sides, insulating the floor would not effect the participants, or increase energy usage

Variance Details

Code Name: 2014 IBC  
1009, 1026 & 1027

Conditions: Exit stairs or ramps complying with the code are not possible.

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 w

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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: Alternative methods of accessing and exiting the platforms include cargo nets, zip lines, bridges, rope bridges, ladders, etc. If a participant can access the platforms, it is logical that they would be able use the same to exit the platform. Most of these platforms are less than 30 square feet, all are open on five sides, and so, pose little risk of fire or emergency. Because of the minimal risk posed, these alternative methods of access and exit will not be adverse to public health, safety or welfare.

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.

☒ Y 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 purpose of this facility is provide a climbing adventure for participants. To require code compliant exit stairs or ramps would negate the purpose of the facility.

