

Owner / Applicant Information

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Project Information

Moose Lake Craft Village
11330 East 500 South

LaOtto IN 46763

County NOBLE

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

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

IDHS Issued Correction order? ☒ yes Has Violation been Issued? ☐

Violation Issued by: SFM

Local Building Official

Phone:

Email:

Local Fire Official

Phone:

Email:

Variance Details

Code Name: Other Code (Not in the list provided)

2014 IBC 3401.1

Conditions: An existing Class 2 Structure single family home of approximately 6,600 sf has the accessory structures now attached and utilized as a Class 1 Structure, which consists of gift shops, dining and meeting space. The accessory structures have been evaluated per Chapter 34 and has passing scores. The Chapter 34 evaluated the accessory structure to the most restrictive use, which is an A-2 Occupancy. The variance request is permit the Class 2 structure to a Class 1 structure, to be separated with a 1-hour fire rated wall and doors in lieu of a 2-hour fire barrier

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: 1. The building will be provided with a smoke and/or heat detection system as required by Chapter 34.
2. The building will be provided with a fire alarm system per Section 907 as required by Chapter 34.
3. Structural evaluation letter will be provided.
4. Permanent restroom facilities have been provided.
5. Travel distance to an exit is approximately 50 feet
6. Interior has been constructed with 5/8 Type X drywall, General store is Type IIB construction remainder is VB construction.
7. Building is slab on grade and is provided with compliant exit width and number of exits.
8. Chapter 34 compliance illustrates a level of life safety for the occupants.

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.

☒ 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 owner's undue hardship involves the construction of the accessory structures as the ¿craft village¿ was handled locally, but became apparent after a few years this was the beginning of a publicly occupied structure and was being utilized as a Class I structure. The cost to bring the building into full compliance would be financially catastrophic. Chapter 34 compliance illustrates a level of life safety for the occupants.

