

Owner / Applicant Information

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Project Information

Grace Community Church - Phase III
20076 County Road 36

GOSHEN IN 46526

County ELKHART

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: Other Code (Not in the list provided)
2014 IBC 503.1/706.1

Conditions: An existing E Occupancy of Type IIIB (32,246 sf) and Type IIB (21,188 sf) construction will become over area with the proposed additions in Phase III. To mitigate the over area a proposed and existing 2-hour separation and alternative sprinkler protection will be provided (see floor plan for location) in lieu of the required 2-hour fire wall between the 2004 and 2007 existing buildings and ¿play place¿ and ¿youth axis center¿ additions.

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 is and will be protected with a fire suppression system throughout per NFPA 13.
2. Two (2)-hour masonry construction is provided from 1st floor up to 2-hour precast concrete plank floor assembly on 2nd floor.
Section B-B illustrates new 2-hour rated construction with 2 layers of Type 5/8 Type X drywall both sides 1st and 2nd floor.
Section A-A illustrates 2-hour masonry construction up to 2-hour precast concrete plank floor assembly on 2nd floor and 1-hour stud wall on 2nd floor with sprinklers spaced a maximum 6¿-0¿ center.
Section D-D to have a complete separation protection will be required across stair. Additional sprinkler coverage and draft curtain will be provided across stair.
Section C-C illustrates 2-hour masonry construction up to 2-hour poured in place concrete floor assembly on 2nd floor and new 2-hour wall with 2 layers of Type 5/8 Type X drywall both sides and with sprinklers spaced a maximum 6¿-0¿ center.

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.

☒ 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 utilizing existing construction and fire protection to separate building to gain allowable area compliance. Fire wall separation between additions and existing is not feasible (except play place) as those areas are entirely open to existing building areas.

