Owner / Applicant Information

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The White Barn Venue
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Madison IN 47250

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Submitter Information

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Project Information

The White Barn Venue
501 Thomas Hill Road

Madison IN 47250

County JEFFERSON

Project Type New [ ] Addition [ ] Alteration [Y] Existing [ ] Change of Occupancy [Y]

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: 8122658324 Email: madplan@madison - in.gov

Local Fire Official

Phone: 8122658324 Email: black4109@cinergymetro.net

Variance Details

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

2014 IBC Sec. 3401.1

Conditions: The project involves conversion of an existing Agricultural Building to a Class 1 Structure classified as A-2 Occupancy. The barn will be used for event space for weddings, banquets, etc. Section 3412 is not permitted to be used for conversion of a non-Class 1 building to an A Occupancy.

The building is 1 story with approximately 1,911 sf in floor area plus a 580sf mezzanine (loft). The building is classifed as Type VB Construction.

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

[1]

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. A structural evaluation has been conducted confirming the existing structure's capability to support all load requirements per IBC.
2. The building will pass the Chapter 34 evaluation with installation of smoke alarms throughout.
3. Adequate exits will be provided. (2 exits required, 3 will be provided)
4. Temporary restrooms will be provided to comply with Chapter 29 fixture counts. Permanent facilities will be added in the future.
5. A shunt trip will be provided to shut off any sound system when the fire alarm system is activated.
6. Decorative lighting will be commercial grade, UL listed, and will comply with the Indiana Electrical Code.
7. Decorative combustible materials will be fire retardant treated.

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: Imposition of the rule would prevent the use of the structure for the proposed use.

Variance Details

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

2014 IBC Sec. 3401.3, 2902.1

Conditions: Section 3412 is being used to evaluate the building for the proposed use. Code requires a change of occupancy to include Group A to comply with Chapter 29 for fixture count. The request is to temporarily use portable restrooms to comply with the fixture count requirements.

The building is 1 story with approximately 1,911 sf in floor area plus a 580sf mezzanine (loft). The building is classifed as Type VB Construction.

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

[1]

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. Portable restrooms will be provided for events in compliance with Table 2902.1, including provisions for accessibility.
2. Permanent restroom facilities will be added within 1 year.
3. Drinking water will be available for occupants during events.
4. Similar variances have been approved in the past.

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 hardship is the cost and time needed to add permanent restroom facilities. The variance request is a temporary request to allow hosting of events while gathering funds and providing time for design and installation of new facilities that will comply with the code once completed.