

Owner / Applicant Information

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Project Information

Bonterra Apartments  
13837 Coldwater Rd

FORT WAYNE IN 00000

County ALLEN

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

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

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

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)  
IBC 1009.3

Conditions: 

There are 6 three story buildings on this project with one exit access stairway that is atmospherically open from the first floor to third floor.

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

- 2

1=Non-compliance with the rule will not be adverse to the public health, safety or w
- 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: 

We will provide draft curtains and closely spaced sprinklers in accordance with NFPA 13; these will be located on the first and second floor.

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: 

Cost to redesign and reconfigure building elements far exceed the cost to put said variance in place. Other sections of the Building Code point to draft curtains and closely spaced sprinklers as an alternative to stair enclosures.