

Owner / Applicant Information

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Project Information

White County Goat Barn
12 N. 25 E.

Reynolds IN 47980

County WHITE

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

Project Status ☒ U 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: 12-4-12 Existing Buildings; Additions or Alterations
12-4-12(f)

Conditions: The project involves a 6,720 square foot addition to the existing building. The addition and existing building will exceed allowable area for an A-3 Occupancy of Type VB Construction. The building is used to show and house goats during the fair, the building is not occupied the rest of the year. 3,240 square feet of the building is enclosed with exterior walls, the rest of the building (10,680 square feet) is open to the exterior and only under roof. The building exceeds allowable area by 32.6%.

The building is 1-story, Type VB Construction, 13,920 square feet, and classified as an A-3/A-4 Occupancy.

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. 76.7% of the building is open to the exterior. The enclosed portion of the building is within the allowable area.

2. The calculated occupant load of the area is 222 and the calculated occupant load of the livestock area is 68, for a total of 290 occupants.

3. The nearest building to this one is 69 feet away.

4. The maximum travel distance is approximately 91 feet, code permits 200 feet.

5. The building is 1-story with exits directly to the exterior.

6. Based upon these facts the building exceeding allowable area 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.

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: It is an operational and cost hardship to separate the addition from the existing building with a 2-hour fire wall. Providing a fire wall between the existing building and addition provides no additional life safety protection because the building on each side of the fire wall is open to the exterior. It is an operation hardship because it would impede the flow in the live stock area based upon the openings in a fire wall being limited to 25% the length of the wall which would limit the openings to a total of 15 feet.

