

Owner / Applicant Information

Peter Hillenbrand
Walhill Farm
324 MITCHELL AVE.

BATESVILLE IN 47006

Phone 8123450341

Email WALHILLFARM@YAHOO.COM

Submitter Information

Melissa Tupper
RTM Consultants, Inc.
6640 Parkdale Place

Indianapolis IN

Phone 3173297700

Email tupper@rtmconsultants.com

Designer Information

Susan Glaser
Susan Glaser Designs
120 S. Depot St.

Batesville IN

Phone 8122120146

Email susan@susanglaserdesigns.com

Project Information

Walhill Farm Event Barn
857 Six Pine Ranch Road

Batesville IN 47006

County RIPLEY

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: Other Code (Not in the list provided)
2014 IBC, 3401.1

Conditions: The project involves the conversion of an existing barn, Class 2 structure, to an event space. The variance request is to permit the building to be evaluated using Ch 34.

The building is classified as an A-2 Occupancy. The building is 1-story, Type VB Construction, and 13,330 square feet. The building was originally constructed in the late 1960's.

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. A structural evaluation has been completed for the proposed building for compliance with Ch 16, reinforcement will be necessary per the evaluation, see attached structural review from the engineer.

2. A fire alarm system installed in accordance with Section 907, IBC will be installed throughout the building.

3. Smoke detection will be provided throughout the building which is tied to the fire alarm system.

4. A shunt will be provided so that when the fire alarm is activated any music will be turned off, this is not required by code.

5. The maximum travel distance from the reception/meeting room to an exit is approximately 75 feet, code permits 200 feet.

6. 4 exits directly to the exterior have been provided from the banquet hall assembly room. The calculated occupant load of the building is 692 occupants. Code only requires 3 exits based upon the calculated occupant load.

7. The clear exit width to be provided from the banquet hall assembly room is 289" which will accommodate and occupant load of 1,445. Code only requires 138.4" to be provided for an occupant load of 692.

8. The kitchen is a warming kitchen, there will be no stove/oven.

9. There will be no open flames.

10. Decorative lighting will be commercial grade and UL listed.

11. Decorative materials will be fire retardant treated.

12. Similar variances have been granted for Variance 17-09-61, The Legacy Barn; 17-08-45, Salomon Farm Equipment Barn; 17-08-43, Salomon Farm Heritage Barn; 17-06-65, Coffee Creek Ridge Event Barn; 17-01-16, Whippoorwill Hill Farm Event Barn; Variance 16-04-08, Junken Wedding Barn; 15-12-25, Fenneman Wedding Barn; 15-06-49, The Barn of Coatesville; and 15-09-29, The Loft at Walnut Hill Farm.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.

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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

Imposition of the rule would prevent the use of the structure for the proposed use. Given compliance with all applicable rules, the proposed conversion will not be adverse to safety.

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC, Table 3412.7

Conditions: The building will be evaluated using Section 3412 in lieu of compliance with all of the requirements for new construction. The variance request is to permit a score of +19 in lieu of 12 for ¿Building Score¿ in the Fire Safety column.

The project involves the conversion of an existing barn to an event space. The building is classified as an A-2 Occupancy. The building is 1-story, Type VB Construction, and 13,330 square feet. The building was originally constructed in the late 1960's.

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. A structural evaluation has been completed for the proposed building for compliance with Ch 16, reinforcement will be necessary per the evaluation, see attached structural review from the engineer.

2. A fire alarm system installed in accordance with Section 907, IBC will be installed throughout the building.

3. Smoke detection will be provided throughout the building which is tied to the fire alarm system.

4. A shunt will be provided so that when the fire alarm is activated any music will be turned off, this is not required by code.

5. The maximum travel distance from the reception/meeting room to an exit is approximately 75 feet, code permits 200 feet.

6. 4 exits directly to the exterior have been provided from the banquet hall assembly room. The calculated occupant load of the building is 692 occupants. Code only requires 3 exits based upon the calculated occupant load.

7. The clear exit width to be provided from the banquet hall assembly room is 289" which will accommodate and occupant load of 1,445. Code only requires 138.4" to be provided for an occupant load of 692.

8. The kitchen is a warming kitchen, there will be no stove/oven.

9. There will be no open flames.

10. Decorative lighting will be commercial grade and UL listed.

11. Decorative materials will be fire retardant treated.

12. Very similar variance requests (in terms of requesting points for non-sprinklered assembly buildings) were granted for Mooresville HS Sports Practice Facility (17-09-63), The Legacy Barn (17-09-61), 51 W. Clinton St. Renovation (17-01-39), Delaware County Futbol Club - Indoor Training Center (16-06-38), The Barn on Boundry (16-02-43), Seyfert Barn (15-12-28), Lafayette Banquet Hall (15-09-72), and The Father¿s House (15-03-11).

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)

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because of major operational problems in the use of the building or structure.

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Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.

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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 to sprinkler the building, it would be cost prohibitive for the farm. The barn has been holding events for the last several years and thought they were in compliance based upon advise from their fire inspector. They recently got a new fire inspector who was familiar with these types of projects he has brought up the compliance issues. There are weddings and events already scheduled for 2018. They have already spent \$35,000 to add 4 sets of double egress doors and will be incurring costs to provide a fire alarm and smoke detection system (\$14,613) throughout as well as the cost to make the structural upgrades necessary (\$86,500). The owner is looking at a total cost of \$136,113.