

Owner / Applicant Information

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Submitter Information

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Designer Information

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Project Information

The Mill at Ironworks Plaza
209 W Front St

MISHAWAKA IN 46544

County ST JOSEPH

Project Type New ☒ Y 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 InBC, 713.4 713.7

Conditions: New enclosed five (5) tier parking garage, part of apartment, retail and parking facility, will have a snow chute /shaft for snow removal of the 5th tier. Shaft will be open at the first floor so snow can be removed from structure. Code requires fire rated shaft to have protected openings.

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. Building will be sprinklered per NFPA 13.
2. Code permits open parking ramps (Sec. 712.1.9) and open duct shafts (712.1.16). Building will have unprotected vertical openings.

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.

☒

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:

Owner wants to removal snow from top of five (5) tier parking garage. Most efficient method is vertical shaft through the garage. Open at the bottom will allow easy removal of snow. Building will be sprinklered and have open parking ramps. Additional open shaft does not increase the fire hazard in the building.