

Owner / Applicant Information

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Submitter Information

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Designer Information

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Project Information

Reception Hall for Harrison Wedding Barn  
5465 S State Road 75

Jamestown IN 46147

County BOONE

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

Project Status ☒ U 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 IBC Sec. 903.2.1.2

Conditions: A sprinkler system will not be provided in an event space (A-2 fire area) with a calculated occupant load of 266. Code requires a sprinkler system throughout Group A-2 of 100 or more.

The new building will be 1-story with approximately 6,480 square feet with A-2 fire area of 4,720 square feet. The building will be separated from the existing building with a 2-hour fire wall in accordance with Section 706. The A-2 fire area will be separated from storage area in the building with a 2-hour fire barrier in accordance with Section 508.4.

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 fire alarm system in accordance with Section 907, IBC will be installed throughout the building - not required by code, based upon assembly occupancy not exceeding 300.
2. Smoke detection will be provided throughout the building and tied to the fire alarm system - not required by code.
3. A shunt trip will be provided to shut off any sound equipment when the fire alarm system is activated - not required by code.
4. Maximum exit access travel distance will be less than 50 feet - code permits 200 feet.
5. The event space will have 4 exits directly to the exterior (5 exits total). Code only requires 2 exits based upon calculated occupant load of 266.
6. The clear exit width to be provided from the event space is 216" which will accommodate an occupant load of 1,080. Code only requires 53.2" to be provided for an occupant load of 266.
7. Exit doors will swing in the direction of travel and will be equipped with panic hardware as required.
8. Exit signs and emergency lighting will be provided as required.
9. Decorative lighting will be commercial grade, UL listed, and will comply with the Indiana Electrical Code.
10. Decorative combustible materials will be fire retardant treated.
11. Previous similar variances have been approved for new 1-story A-2 Occupancy buildings in rural locations, including 18-01-24, 17-08-65, 17-08-55, 17-07-32, 16-11-31, 16-06-07, 16-05-45, 16-04-51, 16-02-25, 16-01-24, 15-10-22, 15-04-41, 14-10-19, 14-03-33, 13-03-29 and 12-12-21

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:

The hardship is the excessive cost of providing a sprinkler system, estimated to cost over \$118,000. The total cost of the project is estimated at approximately \$300,000. A fire alarm system and smoke detection will be installed throughout, along with additional exits provided, in lieu of providing a sprinkler system.