

Owner / Applicant Information

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Project Information

Purdue Fort Wayne Music Technology Center
4835 Kroemer Road

Fort Wayne IN 46818

County ALLEN

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)
1018.1, 2014 IBC

Conditions: Egress corridors (walls and doors) constructed within the existing former office building to be used as the PFW Music Technology Center will not be fire-rated. Based upon an occupant load of 30 or more, fire-rated corridor construction is required.

Project involves interior build-out of an 8,400 sq ft office building on the Sweetwater campus for use as the Purdue Fort Wayne Music Technology Center. The build-out will include a recording studio and control room, edit rooms, small classrooms, conference room, and break room, and other support functions. The original build-out of the space was primarily open-office. The proposed floor plan is mostly a corridor-room arrangement. The building is classified as a B Occupancy and Type VB Construction.

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

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. The building will be provided with a manual fire alarm system - not required by code.
2. Corridor smoke detection will be provided - not required by code.
3. A total of three (3) exterior exits will be provided.
4. The maximum egress travel distance to an exit will be 75 feet - code permits up to 200 feet.
5. The design complies with NFPA 101, Life Safety Code, Sec. 38.3.6, exc. 2, which permits nonrated corridors in a B Occupancy tenant space where it is a space occupied by a single tenant.
6. Similar variances have been granted for B Occupancy office buildings and tenant spaces, including 17-05-40, 13-03-36a, 13-03-36b, as well as for B Occupancy medical office tenant spaces including 17-08-09, 17-08-56, 11-06-32, 12-10-28, and 13-03-45, 16-03-23, 16-06-56, 16-06-61, 15-01-33, 15-06-54, 16-07-11, and 16-07-27.

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.

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: Fire-rated corridor construction is an operational hardship, due to the need to have a combination of open and enclosed spaces. There is additional difficulty in accomplishing 1-hour corridor construction within the existing construction.

