

Owner / Applicant Information

Ryan Cochran  
Broadway Christian Church  
910 BROADWAY

FORT WAYNE IN 46802

Phone 2604232347

Email RCOCHRAN@GOBROADWAY.ORG

Submitter Information

Dennis Bradshaw  
Fire Protection & Code Consultants, LLC  
1520 Main Street

Indianapolis IN

Phone 3174865188

Email dennisb@fpccllc.com

Designer Information

Richard Moake  
Moake Park Group, Inc.  
7223 Engle Road, Suite 200

Fort Wayne IN

Phone 2604246516

Email krunkel@moakepark.com

Project Information

Broadway Christian Church Elevator  
910 Broadway

FORT WAYNE IN 46802

County ALLEN

Project Type New ☐ 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)

903.2.1.3, 2014 IBC

Conditions: A new addition involving an elevator, elevator lobby and new vestibule will increase the existing building's 14,421 square feet fire area by approximately 753 square feet. The code requires the fire area to be sprinklered when it is over 12,000 square feet or has an occupant load over 300 or is located on a level other than the level of discharge.

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

1

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 increase in fire area is only 753 square feet and is only 5.22% of the existing building fire area. The small increase in fire area will not be adverse to the safety of the building.  
2. The additional fire area will be lobby and vestibule space constructed of noncombustible construction and will have an extremely low fire load, thus not creating an increase fire exposure to the existing building.  
3. The new addition will provide needed accessibility access to the existing building.

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 owners undue hardship is the cost (approximately \$175,000-\$190,000) of providing a sprinkler system for the building and addition. The cost of the project is only \$375,000, thus the cost of providing a sprinkler system is not justified for this project.