

Owner / Applicant Information

Shelli Maxwell
Fireworks Over America
9288 WEST STATE ROAD 114

RENSSELAER IN 47978

Phone 2198667938

Email SHELLI@FIREWORKSOVERAMERICA.COM

Submitter Information

Ralph Gerdes
Ralph Gerdes Consultants, LLC
5510 S. East St.

Indianapolis IN

Phone 3177873750

Email Ralph@rgc-codes.com

Project Information

Fireworks Over America
1301 Michigan

Morocco IN 47963

County NEWTON

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 InBC, Table 508.4, 716.5

Conditions: With change of use to H-3, office areas are required to be separated by one (1) hour construction. Existing walls are CMU however openings (doors and windows) are unrated assemblies.

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. Building has ESFR sprinkler system in warehouse area. Offices and retail store has light hazard sprinkler system. Sprinklers will control a fire in the office areas.
2. Building has manual fire alarm system and emergency generator.

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.

☐ Y 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: Cost of replacing doors and windows would exceed \$100,000. Sprinklers will control the exposure of the office areas.

Variance Details

Code Name: Other Code (Not in the list provided)

2014 InBC, 503.1

Conditions: Existing S-1/F-1/B building will have change of use to fireworks warehouse and retail store (H-3, B). GAR requires change of use to meet floor area limitations of building code. H-3 limited to 24,500 sq.ft. for Type IIB construction. Existing building has approximately 60,000 sq.ft. on first floor and 9,000 sq.ft. on mezzanine. Warehouse area is approximately 53,000 sq.ft.

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. Building is sprinklered with ESFR sprinkler system, 12 inch water main and 1,000 GPM fire pump.
2. NFPA 1124 - 2017 Edition, Section 5.9 on consumer fireworks storage does not limit the size of the building.
3. Exit travel distance for the warehouse is within code limit of 125 feet.

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.

☐ Y

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: Cost of providing three (3) hour fire resistance in existing building is a hardship. Fire walls would interfere with operations.

