

Owner / Applicant Information

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Project Information

Allen Trucking New Building
2989 Industrial Blvd

Crawfordsville IN 47933

County MONTGOMERY

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

Project Status ☒ U F=Filed U or Null=Unfiled

IDHS Issued Correction order? ☐ Has Violation been Issued? ☐

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, 903.2.9.1

Conditions: A commercial vehicle maintenance shop will have a fire area of approximately 6,912 square feet in area. Code limits the fire area of buildings used for the storage or repair of commercial vehicles to 5,000 square feet. Buildings with fire areas over 5,000 square feet must be sprinklered or divided into fire areas less than 5,000 square feet by 3-hour fire barriers.

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. The office area will be separated from the shop by a 1-hour fire partition.
2. A fire alarm system will be installed in the building.
3. Smoke detectors will be provided in the office and heat detectors will be provided in the shop, tied to the fire alarm system.
4. The maximum travel distance to an exit is approximately 71 feet, code permits 200 feet.
5. The building sits on a large lot, it is over 100 from the road and over 250 feet form the nearest property line.
6. This project has been reviewed with the local fire department and they are not opposed to the variance.

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.

☒ 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: It is a cost hardship to install a 3-hour rated fire barrier to divide the building into fire areas less than 5,000 square feet. The cost of the wall is estimated at \$45,000-\$50,000. The cost to construct the building is \$225,000.

