

Owner / Applicant Information

John Bryant  
HIWAYNE, LLC  
701 EAST 83RD AVENUE

MERRILLVILLE IN 46410

Phone 2194722900

Email JOHN.BRYANT@WHITELODGING.COM

Submitter Information

Edwin Rensink  
RTM Consultants Inc  
6640 Parkdale Place

Indianapolis IN

Phone 3173297700

Email rensink@rtmconsultants.com

Designer Information

David Rausch  
David Rausch Studio  
70 East Oak Street

Zionsville IN

Phone 3175230516

Email david@davidrausch.com

Project Information

Hampton Inn & Suites  
Harrison Square - Jefferson Blvd and Harrison St

Fort Wayne IN 46802

County ALLEN

Project Type New ☒ Y 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)  
Table 601, 2014 IBC

Conditions: The roof steel and supporting elements for the exterior entry canopy and the small rear enclosed vestibule (170 sq ft) will not be fire-rated. Based upon the Type IB Construction Type required, the structure is required to be 1-hour rated. The project involves construction of a 7-story hotel, with amenity spaces and service functions on the 1st floor and the the bar and fitness area on 7th floor. Guest rooms are located on floors 2-7.

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 exterior canopy is provided only for weather shelter for people entering and leaving the front lobby of the building. There is no fuel load under the canopy.  
2. Sprinkler protection will be provided in the enclosed 1st floor vestibule as required.  
3. Similar variances for exterior canopies and vestibules have been previously approved, including 18-02-25b, 17-12-54d, and 16-01-28b.

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: The hardship is cost to fireproof areas with little or no combustible fire load, and in the case of the front canopy, an exterior space.

Variance Details

Code Name: Other Code (Not in the list provided)  
Table 601, 2014 IBC

Conditions: Roof steel over the 7th floor will be of unprotected noncombustible construction. Based upon Type IB Construction required, the roof is required to be 1-hour rated.  
The project involves construction of a 7-story hotel, with amenity spaces and service functions on the 1st floor and the the bar and fitness area on 7th floor. Guest rooms are located on floors 2-7.

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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 building will be protected throughout with an automatic sprinkler system per NFPA 13. The sprinkler system on the 7th floor will be provided with a design density increase of 100% above the minimum required for light hazard occupancy - 0.2 gpm per sq ft in lieu of the minimum 0.1 gpm per sq ft. Sprinklers will be at light hazard spacing.  
2. Automatic sprinkler protection is an effective method of ensuring structural fire-resistance by limiting fire size and the heat release rate, and therefore significantly limiting the effects of fire. The use of enhanced sprinkler protection will provide an additional safety factor for the unprotected roof structure.  
3. Similar variances for nonrated roof structure have been approved based upon enhanced sprinkler protection, including 17-12-54d, 17-06-24a, 17-05-43a, 16-03-53, 15-11-11c, 15-01-28a, and 14-03-15c.

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Facts: The use of unprotected roof steel is designed to create the desired effect of exposed structure on the 7th floor as well as achieve cost savings.

Variance Details

Code Name: Other Code (Not in the list provided)  
Table 601, 2014 IBC

Conditions: Roof steel over the 7th floor bar will be of unprotected noncombustible construction. Based upon Type IB Construction required, the roof is required to be 1-hour rated.  
The project involves construction of a 7-story hotel, with amenity spaces and service functions on the 1st floor and the the bar and fitness area on 7th floor. Guest rooms are located on floors 2-7.

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Facts: 

1. The building will be protected throughout with an automatic sprinkler system per NFPA 13. The sprinkler system in the bar space will be provided with a design density increase of 100% above the minimum required for light hazard occupancy - 0.2 gpm per sq ft in lieu of the minimum 0.1 gpm per sq ft. Sprinklers will be at light hazard spacing. 3. Automatic sprinkler protection is an effective method of ensuring structural fire-resistance by limiting fire size and the heat release rate, and therefore significantly limiting the effects of fire. The use of enhanced sprinkler protection will provide an additional safety factor for the unprotected roof structure. Historical fire records indicate that a properly designed, maintained and supervised sprinkler system is virtually 100% successful in controlling fires in buildings of light or ordinary hazard occupancy. Modern building and fire codes require a rigorous maintenance program for sprinkler systems, and also require electrical supervision of sprinkler valves controlling the water supply - lack of these features have historically been the cause of sprinkler failures where the sprinkler design matches the hazard of the building.
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Facts: 

The use of unprotected roof steel is desired to match the unprotected roof overhang over the outdoor patio area.
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Variance Details

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