

Owner / Applicant Information

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Project Information

Childrens Autism Center

10816-10118 Coldwater Road

Fort Wayne IN 46845

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? ☒ yes

Violation Issued by: LFD

Local Building Official

Phone: 2604997131

Email: john.caywood@co.allen.in.us

Local Fire Official

Phone: 2604997131

Email: jim.murua@cityoffortwayne.org

Variance Details

Code Name: 12-4-11 Change of Occupancy or Use of Existing Buildings
Rule 4, Section 11(b), GAR

Conditions:

The Childrens Autism Center occupies approximately 1,800 sq ft of tenant space in the building, and was recently cited for having changed occupancy of the space from B Occupancy to I-4 Occupancy. The variance request is to permit occupancy of the current space for an additional 18 months without bringing the building into compliance with all I-4 requirements per the IBC.
The Childrens Autism Center provides one-on-one therapy based upon Applied Behavior Analysis methodology. Services include speech therapy and social skills. Ages served are 2 to the mid-20's. A maximum of 20 clients are in the building at one time.

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. A smoke detection system will be provided throughout the tenant space.
2. Exits are at grade directly to the exterior. The building is 1-story in height.
3. Egress lighting and exit signs will be provided per code.
4. Based upon the limited occupant load, direct exits to the exterior, and the proposed detection system, the change of occupancy for the limited period of time is not adverse to safety.

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.

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 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:

Sec. 3410.2 states that an evaluation is permitted per NFPA 101A for an I-4 Occupancy. However, there is no corresponding chapter in NFPA 101A for an I-4 Occupancy. NFPA 101A covers, Health Care, Board and Care, Detention, and Business Occupancies. The only other alternative is to bring the entire building into full compliance with current codes. Use of the space with the noted improvements will allow Childrens Autism Center to locate another tenant space or building more suited to this use.