

Owner / Applicant Information

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Submitter Information

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Project Information

Mosonic Lodge 210  
105 E. Toledo St.

Fremont IN 46737

County STEUBEN

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

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

IDHS Issued Correction order? ☒ yes Has Violation been Issued? ☐ No

Violation Issued by: NA

Local Building Official

Phone:

Email:

Local Fire Official

Phone:

Email:

Variance Details

Code Name: 2014 IBC  
1008.1.10,IBC 675IAC13.2.6

Conditions: 

doors serving group A occupancy shall not have a latch or lock unless it is panic or fire exit hardware.

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: 

The doors in this turn of the century building will be turned made to swing out for fire egress and will have no locks. They are existing wood antique doors with transoms above and the lodge would like to preserve the old original hardware on these doors.

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.

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 Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure

Facts: 

The old antique panel doors with transoms are an existing feature of this space and will be made to swing out for fire egress. We propose to maintain the existing door hardware and they will have no locks on them.

Variance Details

Code Name: 12-4-12 Existing Buildings; Additions or Alterations  
2902, table 2902.1

Conditions: 

number of required drinking fountains.

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: 

The lodge will have bottled drinking water available to all persons in the building and also will have a public water supply available at all times in the fellowship room as shown on the building documents.

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 lodge doesn't want the expense of purchasing, installation and maintenance of a water fountain in their building. The men meet one night a month for lodge business for two hours typically.

Variance Details

Code Name: 2014 IBC  
711.3 IBC (675IAC13-2.6

Conditions: 

Floor assemblies separating mixed occupancies shall be in accordance with section 711.13.  
  
The floor system is wood timbers with wood subfloor above and some sort of sheet material below and a suspended ceiling below that. About 48" space between the suspended ceiling and sheeted under timber floor system.  
  
I'm told we are required to have a 2-hour fire separation. This would be four layers of 5/8" drywall.

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

2

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: 

I plan to install a NX8 Security panel CA-NX\*KIT&RF with four GE Sensor 4 wire smoke detectors and four 2 wire horn/strobe standard red BK-P2R 2wire HORN/STROBE two in the apartment above and two in the lodge below. The local Fremont town fire department is literally 50 feet from the rear entrance of this building space.

subject from the rear entrance of this building space.

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 Free Mason's with their limited budget are trying to move a restroom and preserve as much of the buildings interior as possible in this renovation and have drawn a plan to accommodate exits, lighting and fire alarm protection to the second floor of their building. It is a turn or the century typical brick two story downtown 1910 Indiana building. These folks meet one night a month for a two hour meeting to do their lodge business. The room is set for approximately 30 men. All electrical wiring has been replaced.