Owner / Applicant Information

John S Neely
PFM Automotive Management
4900 W 106TH STREET

ZIONSVILLE IN   46077

Phone   3174354823

Email   JNEELY@PFMAUTOMOTIVE.COM

Submitter Information

Melissa   Tupper
RTM Consultants, Inc.
6640 Parkdale Place

Indianapolis IN

Phone   3173297700

 Email tupper@rtmconsultants.com

Project Information

Addition For PFM Car And Truck
4900 W 106th St

Zionsville IN

County   BOONE

Project Type   New [ ]   Addition [Y]   Alteration [ ]   Existing [ ]   Change of Occupancy [ ]

Project Status   [F]   F=Filed U or Null=Unfiled

IDHS Issued Correction order?   [ ]   Has Violation been Issued?   [ ]

Violation Issued by: NA

Local Building Official
Phone: [3178738246   ]   Email: [aholman@zionsville- in.gov   ]
Local Fire Official
Phone: [3178738246   ]   Email: [zfd@zionsville- in.gov   ]

<u>Variance Details</u>

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

2014 IFC 3206.2

Conditions:

2014 IFC 3206.2, 3206.6, 3206.7 The existing NAPA store and addition will not be provided with draft curtains and smoke and heat venting as required by code. The existing building and addition are classified as high-piled combustible storage of 501 sf-2,500 sf. Table 3206.2 requires the existing building and addition to be provided with draft curtains and smoke and heat vents. The existing NAPA store is 5,324 sf, the addition is 940 sf. The building is Type IIB Construction and 1-story with mezzanine.

<u>DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:</u>

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:

1. An automatic smoke detection system was installed throughout the existing NAPA store and addition as required by code. 2. A fire alarm system was installed throughout the existing NAPA store and addition, this is not required by code. 3. Two exhaust fans, activated by smoke detectors, have been installed in the addition. 4. An exterior door will be added to the existing building to provide fire department access to the building, as required by code. 5. There is a fire hydrant across the street and within 400 feet of all portions of the existing NAPA store and addition. 6. The maximum travel distance to an exit is 106 feet, code permits 200 feet. 7. The overall safety of the store has been improved with the addition of the fire alarm system, not required by code, and the smoke detection system.

<u>DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:</u>

[ ]   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:

It is a cost hardship to install smoke and heat vents in the existing roofs. Additionally smoke and heat vents, when installed existing buildings, have a tendency to leak creating an operational hardship for the building. The addition is complete. The owner has already incurred the cost to install a fire alarm system, not required by code, and smoke detection system throughout the existing building and addition. Had the addition been separated by a 1-hour fire barrier the smoke detection system would have only been required in the addition. The overall safety of the existing store has been improved.