

Owner / Applicant Information

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Designer Information

Timothy Shremshock  
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Project Information

Express  
Town Square Shopping Center

Schererville 46321

County LAKE

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

Project Status ☒ F 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: 2010 Indiana Energy Conservation Code (675 IAC 19-4)  
5.4.3.4

Conditions: 

Building design does not include a vestibule at the primary entrance.  
  
The Express space is a total of 7,011 S.F.  
5,707 S.F. is sales floor and 1,304 S.F. is non-sales area.

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

- 1

1=Non-compliance with the rule will not be adverse to the public health, safety or w
- 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: 

Express does not a vestibule in the majority of their locations throughout the United States. To our knowledge there have not been any incidents recorded related to the public health, safety or welfare of its patrons due to the exclusion of a vestibule.  
All requirements of current code for fresh air intake and exhaust air are satisfied.

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.
- 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: 

Due to the small size of the retail space, the inclusion of a vestibule would take away from valuable sales floor space.