

Owner / Applicant Information

ALAN R BECK
HOMESTEAD LLC
8163 WEST STATE ROAD 56

WEST BADEN SPRINGS IN 47469

Phone 8126396334

Email ABECK@FRENCHCLICK.COM

Project Information

HOEMSTEAD APARTMENTS FIRE ADN BUILDING CODE VIOLATION
8163 WEST STATE ROAD 56

WEST BADEN SPRINGS 47469

County ORANGE

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

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

IDHS Issued Correction order? ☐ Has Violation been Issued? ☒ yes

Violation Issued by: SFM

Local Building Official

Phone: Email:

Local Fire Official

Phone: Email:

Variance Details

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

Conditions:

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

☐

1. Non-compliance with the rule will not be adverse to the public health, safety, or welfare.

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:

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:

Variance Details

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

2014 IFC SEC 1030.7

Conditions: Emergency escape and rescue opening windows located throughout the sleeping rooms of the dwelling units were found to have been caulked shut, rendering them inoperable.

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

1

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: If the windows in question were to be uncaulked and unsecured it would pose a significant threat for an infestation of pests due to the design of the window frame not allowing for the use of a screen.

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: If the windows in question were to be uncaulked and unsecured it would pose a significant threat for an infestation of pests due to the design of the window frame not allowing for the use of a screen. If an infestation of pests were to occur, it would cause living conditions in the rooms to drop to a less than desirable condition until a more intense and costly pest control solution was able to be determined and put into action. This also directly causing a rise in cost of the apartments to the tenants and rise in the cost of operating to the owner(s). The building was last renovated in 1998, at which time the windows were painted for aesthetics and caulked shut for security purposes and in an attempt to deter pests from entering the building. During the same renovation in 1998, a wet sprinkler system was added along with a fully automated fire alarm system, fire extinguishers placed throughout, an emergency lighting system and proper ingress and egress for the building. Also in 1998, this building was added into the National Register of Historic Places, with the current windows being in place. In 2014 Homestead LLC purchased the building and hired Simplex Grinnell to monitor the automated fire alarm system. Simplex Grinnell is also responsible for the maintenance and inspection(s) of the automated fire alarm system, the wet sprinkler system and the emergency lighting system(s). Any and all modifications to the Homestead Apartments exterior would have to be approved by the National Register of Historic Places. All local emergency personnel have unrestricted 24 hour access to the building.

