

Owner / Applicant Information

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Designer Information

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Project Information

St Benedict Cathedral Parish
1328 Lincoln Avenue

Evansville IN 47714

County VANDERBURGH

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? ☒ No

Violation Issued by: NA

Local Building Official

Phone: Email:

Local Fire Official

Phone: Email:

Variance Details

Code Name: Other Code (Not in the list provided)
903.2.1.3, 2014 IBC

Conditions: Based upon the proposed balcony expansion of 690 sq ft within a fire area used for worship exceeding 7,000 sq ft, a sprinkler system is required (increase of overall 'fire area'). Automatic sprinkler protection will not be provided in the building.

The existing building was constructed in 1928. The current project involves expansion of the existing choir loft to increase capacity from 56 to 121 occupants. Additional scope includes renovation of Nave seating that will result in a net reduction in seating capacity on the main level. The building is classified as A-3 Occupancy and Type IIIB Construction.

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: 1. The project will involve an overall reduction of seating from a total of 1,064 to 982.

2. The balcony expansion and renovation will include the construction of new egress stairs in compliance with current IBC requirements. Existing stairs are very narrow, and one is a spiral stair.

3. Based upon construction of new egress stairs for the balcony and overall reduction of the calculated occupant load, the lack of sprinkler protection will not be 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.
- 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: Existing ceiling height is approximately 65 feet. The cost to provide sprinkler protection would be disproportionate to the limited scope of the project - which results in a net reduction of occupant load.