

Owner / Applicant Information

Jim Anderson
Fort Wayne Children's Zoo
3411 SHERMAN BOULEVARD

FORT WAYNE IN 46808

Phone 2604276805

Email JIM@KIDSZOO.ORG

Submitter Information

David Cook, RA
Ralph Gerdes Consultants, LLC
5510 South East Street

Indianapolis IN

Phone 3177873750

Email dave@rgc-codes.com

Designer Information

Gary Voirol, AIA
MSKTD & Associates, Inc.
1715 Magnavox Way

Fort Wayne, IN IN

Phone 2604329337

Email gev@msktd.com

Project Information

A Renovation of the Koehlinger Building
3675 North Wells Street

Fort Wayne IN 46804

County ALLEN

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)

InBC - 2014 903.2.9

Conditions: Through discussions with the local fire department it was agreed upon that an existing zoo storage building needed an automatic fire suppression system or other protection features provided. A 3 hour fire barrier will be installed between the existing S-1 and S-2 use groups, however the preferred location of the wall at two structural column lines between buildings creates an S-1 area that is approximately 12,225 sq ft. Code requires fire areas over 12,000 sq ft to be sprinklered or a fire barrier or structurally independent fire wall to be installed.

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: 1. The net square footage over the allowed is approximately 225 sq ft, which is approximately 1.87%.
2. Existing area separation and occupancy separation walls will be maintained.
3. Additional man doors are also being installed around the perimeter of the building as requested.

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: The owner's undue hardship involves the cost and difficulty to place the fire barrier at the exact location to create the desired area. Constructing the wall at this area is easier to accomplish and the additional square footage is not significant.

Variance Details

Code Name:

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

☐

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:

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

☐

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: