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Project Information

Boston Scientific Office & Warehouse Additions
780 Brookside Drive

Spencer IN 47460

County OWEN

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)
2014 IBC Sec. 507.4

Conditions: A portion of the unlimited area building will be adjoined by a yard less than 60 feet in width.

The project involves construction of two new additions to an existing unlimited area building for Boston Scientific (medical device manufacturing - F-1 occupancy). A single story warehouse addition (S-1) will have approximately 18,461 square feet connected to the main level of the existing building. A 2-story office addition (B) will have approximately 39,000 square feet on the lower level and 61,023 square feet on the main level. The 2-story addition will also include accessory cafeteria (A-2), fitness center and training rooms (A-3).

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

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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 additions will be fully sprinklered. The existing building is fully sprinklered.
2. The existing building has approximately 75 feet of perimeter with approximately 20 feet of yard width. Previous variance A93-10-4 was approved to allow the reduced yard width for the existing building. The area of the additions are adjoined by yards exceeding 60 feet, except a portion of the northwest corner of the warehouse addition, which has about 30 feet of perimeter with minimum 45 feet of yard width.
3. Only about 110 feet total of over 3,500 feet total perimeter will have less than 60 feet of yard space, where the minimum separation from the property line is approximately 20 feet. The remainder of the perimeter will have over 60 feet of yard space.
4. The reduced width yard abuts a woodland area. The site is steeply sloped and very unlikely to be developed.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

☒ Y 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.

☐ 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 existing building will not meet allowable area requirements without unlimited area provisions. Imposition of the rule would hinder expansion of the existing facility and could jeopardize the local industry if Boston Scientific decides to expand elsewhere.

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC Sec. 508.2.3

Conditions: The 2-story office addition will include an A-2 cafeteria and A-3 fitness center on the 2nd floor. Code limits accessory A-2 and A-3 occupancies to the 1st floor for Type VB construction. Additionally, the cafeteria area will exceed the 6,000sf permitted for Type VB. The existing building is classified Type VB due to wood framing in a previous addition on the opposite side of the building. New additions will be all non-combustible.

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Facts:

1. The additions will be fully sprinklered. The existing building is fully sprinklered.
2. The additions are all non-combustible construction. Majority of the existing building is noncombustible, would meet Type IIB with exception of wood framing in a previous addition on the opposite side of the building from the office addition.
3. The cafeteria serving and seating area is less than 9,500sf. Aggregate accessory areas are less than 10% of the main floor area.
4. The cafeteria has 4 exits, with 2 exits directly at grade due to sloping site. Code requires 2 exits.
5. The fitness center has an anticipated occupant load less than 50, with 2 exits provided.
6. The maximum travel distance from cafeteria and fitness room is less than 130 feet. Code permits 250 feet.
7. Based upon small anticipated load in the fitness center, and exits directly at grade in the cafeteria, along with sprinkler protection throughout, the size and location of the accessory uses on the 2nd floor will not be adverse to safety.

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Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure

Facts:

The accessory uses are located on the main factory level in order to accommodate the factory staff. The steep grade around the building provides a hardship as the main level of the addition is at grade on one side but above grade on the other, creating a technically 2 story building area that functions more like a 1 story with basement. The area of the cafeteria is needed to support the increased staff.