

Owner / Applicant Information

JACK C VOLKERS
Mineral Springs, LLC
3 FAIRLANE DR

WARSAW IN 46580

Phone 5745517669

Email JACK@VOLKERS.ORG

Project Information

Colfax
1622 E Clark St

Warsaw 46580

County KOSCIUSKO

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: 2014 IBC
903.2.8

Conditions: Removing internal stairway in 125-years-old 3-Flat makes it a 4-Flat which requires Sprinkler System.
Owner has been unable to secure NICET certified Sprinkler designer.
As a 4-Flat, even without a Sprinkler System, the health, safety & welfare of the public will be

better protected.

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:

As a 4-Flat, even without a Sprinkler System, the health, safety & welfare of the public will be better protected.

Two-hour fire separation will be provided between units.

90-minutes doors for entrance doors.

Additional 5/8" fire-rated gypsum board on ceilings.

Proper egress windows will be installed in all bedrooms.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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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:

Although we have not been able to find someone to give a quote, or even an estimate, we expect the cost for a certified design to be in the \$5-10k range; and the cost for certified installation to be in the \$15-30k range. The overall budget for this project, without fire sprinklers, was originally in the \$50k range. The addition of fire sprinklers nearly doubles the cost of the remodeling project. Mineral Springs, LLC does not have the capital to continue with sprinklers. Further, the fire sprinklers will not likely increase rent receipts that would justify the additional expense, nor will the value of the property be increased in significant measure.