

Owner / Applicant Information

Mathew Huff
Imagineering Finishing Technologies
3722 FOUNDATION COURT

SOUTH BEND IN 46628

Phone 5742872941

Email MHUFF@IFTWORLDWIDE.COM

Submitter Information

Timothy Callas
J & T Consulting, LLC
8220 Rob Lane

Indianapolis IN

Phone 3178894300

Email tcallas@jtconsult.us

Designer Information

Eric Jensen
Ancon Construction
2146 Elkhart Road

Goshen IN

Phone 5745339561

Email eric@anconconstruction.com

Project Information

Imagineering Finishing Technologies
3722 Foundation Court

South Bend IN 46628

County ST JOSEPH

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 Table503Section 503.1

Conditions: An F-1 Occupancy, 2-stories in height , Type IIB construction addition of 15,483 sf to the existing, F-1 Occupancy, Type IIB construction building of 59,750 sf will not be separated with a 4-hour fire wall to maintain compliance with Table 503 and Section 503.1 regarding allowable area. An alternate design separating the existing building and new addition will be provided by sprinklers as described in "facts demonstrating" Section.

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 building addition will be protected with an automatic fire suppression system per NFPA 13, 2010 Edition. The existing building is protected with an automatic fire suppression system as well.
2. The 219'-10' feet of the existing north wall (refer to drawing) The close spaces sprinklers will be a water curtain design per Section 11.3.3 NFPA 13, which requires the system to be hydraulically designed to provide 3 gallons per minute per lineal foot of water curtain, with no sprinklers discharging less than 15 GPM.
3. Variances have been approved in the past utilizing performance based protection with sprinklers in lieu of prescriptive fire protection methods. Such variances Edge manufacturing, Becks Hybrids, Tenneco North Plant West Addition, and many more.

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.

☒ 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 (\$ 190,000 + for 219 feet of new wall) to construct a four (4) hour fire wall when sprinklers have been approved for this scenario and proven as equivalent or better protection.