

Owner / Applicant Information

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Submitter Information

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Project Information

The Camelot Overnight Rental  
211 S Van Buren St

Nashville IN

County BROWN

Project Type New ☐ Addition ☐ Alteration ☐ Existing ☐ Change of Occupancy ☒

Project Status ☒ U F=Filed U or Null=Unfiled

IDHS Issued Correction order? ☐ Has Violation been Issued? ☐

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, Table 3412.7

Conditions: The building will be evaluated using Section 3412 in lieu of compliance with all of the requirements for new construction. The variance request is to permit a score of +17 in lieu of 5.1 for Building Score in the Fire Safety column, +34 in lieu of 25.2 in the Means of Egress column, and +34 in lieu of 22.2 in the General Safety column.

The project involves the conversion of a portion of the 2nd floor of the existing building. The 1st floor is existing business use, which will remain. A portion of the second floor is an office space, which will remain. The remainder of the 2nd floor, previously a spa, will be used for 5 overnight rentals. The building will be classified as a B/R-1 Occupancy. The existing building is 2-stories, Type VB Construction, and 5,000 sq.ft. per floor.

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. An NFPA 13D sprinkler system will be installed in the R-1 Occupancy.  
2. A fire alarm system will be installed throughout building, currently there is not one.  
3. A smoke detection system connected to the fire alarm system will be provided throughout the 1st floor of the building and office space and corridor on the 2nd floor, currently there is not one.  
4. Single and multi-station smoke alarms will be provided in the R-1 Occupancy.  
5. The existing corridors are 1-hour rated.  
6. The maximum travel distance from the R-1 Occupancy to an exit is approximately 83 feet, code permits 200 feet.  
7. Emergency lighting and exit signs will be provided with emergency power throughout the building.

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.

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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.

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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 hardship is the cost to install an NFPA 13 sprinkler system in the building. The nearest water line is across the street, but cannot be brought across the street due to the existing utilities, including sewer and gas, that are located in the street.