

Owner / Applicant Information

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Project Information

Logansport Municipal Utilities
727 Bringhurst St

LOGANSPORT IN 46947

County CASS

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

Project Status ☐ F 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, 903.2.10.1, 707.3.10

Conditions: The project involves a 3,000 square foot addition to the existing 3,000 square foot building which is used for the storage and infrequent washing of the Utility Trucks for the Logansport Municipal Utility Company.

Code limits the fire area of buildings used for the storage or repair of commercial vehicles to 5,000 square feet. Buildings with fire areas over 5,000 square feet must be sprinklered or divided into fire areas less than 5,000 square feet by 3-hour fire barriers.

The building is 1-story, 6,000 square feet, and Type IIB construction.

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 is not normally occupied and is used to store utility vehicles. The building is not open to the public.

2. There are three exits from the building. The maximum travel distance to an exit is 45 feet, code permits 200 feet.

3. The building is wide open, if there were a fire it would be readily apparent to the building occupants.

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: It is a cost hardship to provide a sprinkler system in this building. The cost to sprinkler the building \$58,000. The cost to construct the building is \$312,800.