

Owner / Applicant Information

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Project Information

Northside Christian Church Expansion
4407 Charlestown Road

New Albany IN 47150

County FLOYD

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: 2014 IBC
507.4

Conditions: The proposed 1st floor concourse and auxiliary auditorium addition of 32,625 sq ft + existing 1st floor area of 63,924 sq ft will exceed allowable area for Type IIB Construction, A-3 Occupancy. Allowable area is approximately 35,200 sq ft. The variance is in effect to permit unlimited area - the IBC provisions for unlimited 2-story buildings do not include assembly occupancies, unless associated with Group E Occupancies. The building is classified as A-3 Occupancy, with accessory B Occupancy. The addition will conjoin the original 2-story Phase I building constructed in 2000 and the separate Phase II building constructed in 2002. The project also includes an infill 2nd floor addition in the Phase I building (2nd floor total area will be within that permitted).

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 addition will be protected throughout with an automatic sprinkler system per NFPA 13. The existing building is currently sprinklered throughout.
2. A sprinkler curtain designed to deliver 3 gpm per lineal foot will be provided along the entire length of the wall separating the addition from the existing Phase I and Phase II buildings.
3. All existing construction is noncombustible, and all new construction will be of noncombustible construction.
4. Very similar variances in terms of scale were approved for additions to Kingsway Christian Church (00-4-11) and to College Park Church (10-01-31) - see attached.
5. As with past similar variances, the hazard is no greater than that for an E Occupancy unlimited area building with associated assembly occupancies which typically include large fixed seating uses as well as gymnasiums, cafeterias, etc.

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:

The addition will provide a needed connection between existing buildings on the campus, and also provide a means of circulation that will bypass the Children's Ministry area in the Phase I building for the purpose of safety and security. Providing additional fire walls is not a viable option due to the need to maintain existing window and door openings in the Phase I building, as well as the extensive cost and disruption associated with additional major separations.

