

Owner / Applicant Information

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Designer Information

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Project Information

Valparaiso City Hall Expansion and Renovation  
166 Lincolnway

Valparaiso IN 46383

County PORTER

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, 1009.3

Conditions: Floor openings between stories created by exit stairs are required to be enclosed. Exceptions to this section include exception 1 which permits two story open stairs which in sprinklered or non-sprinklered buildings atmospherically connect two stories.

The new stair will connect sprinklered sections of the basement and first floor but with the existing 3 story open stairs three stories are already atmospherically connected requiring this new stair to be enclosed.

The new two story stair will not be enclosed.

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: The addition and basement will be fully sprinklered.

The existing stairs are rot rated or enclosed at all three levels.

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.

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 new stair provided significant improvements to the basement egress system but configuration of the basement a site limits the location available for direct access to the exterior. given the existing open stair and additional opening does not reduce safety and allows easy access to services located in the basement.

Variance Details

Code Name: Other Code (Not in the list provided)

2014 IBC 1018.1

Conditions: Table 1018.1 permits corridors to be unprotected in A and B occupancies in buildings protected throughout with an automatic sprinkler system.  
The existing first and second floors will not be sprinklered.  
No rating will be provided for corridors in the basement and first floor addition which are fully sprinklered sections of the building

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

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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: The renovated basement and first floor addition will be sprinklered. A row of sprinklers will be provided along the common wall with windows located at the line of the addition within the existing building.

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: There is a limited amount of work being completed in the existing first and second floors of the existing building. Providing sprinkler protection given the existing conditions adds significant cost and coordination difficulties. The addition improves existing conditions within the building and does not negatively impact the existing buildings fire and life safety.

Variance Details

Code Name: Other Code (Not in the list provided)

2014 IBC, 903.2.1.3.

Conditions: The existing B/A-3 occupancy in the type II-B building is not fully sprinklered. The new addition will contain an A-3 occupancy which will have a fire area exceeding 12,000 s.f. For the purpose of design of the new addition, the building will be classified as fully sprinklered. A fire barrier will not be provided between existing building and addition.

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: The new addition will be fully sprinklered as will be the existing basement.  
The new addition provides elevator access to the second floor and basement and an additional means of egress for the basement level.

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The addition adds 5,903 s.f. of office and assembly at grade. exits are provided from the first floor addition without requiring travel through the existing building.

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.
- 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:

There is a limited amount of work being completed in the existing first and second floors of the existing building. Providing sprinkler protection given the existing conditions adds significant cost and coordination difficulties. The addition improves existing conditions within the building and does not negatively impact the existing buildings fire and life safety.