

Owner / Applicant Information

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MORGANTOWN IN 46160

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Submitter Information

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Designer Information

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Project Information

The Barn at Timber Ridge
410 E. Hornettown Rd

Morgantown IN 46160

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: 8128379509

Email: farleel@browncounty- in.us

Local Fire Official

Phone: 8128379509

Email: pcolvin@hughes.net

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC, 3401.1

Conditions: The project involves the conversion of an existing barn, Class 2 structure, to an event space. The variance request is to permit the building to be evaluated using Ch 34.

The building is classified as an A-2/S-1 Occupancy. The building is 1-story, approximately 6,896 square feet, and Type VB 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. A structural evaluation has been completed for the proposed building for compliance with Ch 16, see attached structural review from the engineer.
2. A fire alarm system installed in accordance with Section 907, IBC will be installed throughout the building.
3. Smoke/heat detection will be provided throughout the building which is tied to the fire alarm system.
4. A shunt will be provided so that when the fire alarm is activated any music will be turned off, this is not required by code.
5. The maximum travel distance to an exit is approximately 70 feet, code permits 200 feet.
6. 3 exits directly to the exterior have been provided from the assembly room. The calculated occupant load of the building is 266 occupants. Code only requires 2 exits based upon the calculated occupant load.
7. The clear exit width to be provided from the assembly room is 132" which will accommodate an occupant load of 660. Code only requires 53.2" to be provided for an occupant load of 266.
8. There will be no open flames.
9. Decorative lighting will be commercial grade and UL listed.
10. Decorative materials will be fire retardant treated.
11. Similar variances have been granted for barns to be converted using Ch 34.

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.
- ☒ Y 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: Imposition of the rule would prevent the use of the structure for the proposed use. Given compliance with all applicable rules, the proposed conversion will not be adverse to safety.

