

Owner / Applicant Information

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Project Information

LaGrange Church of God  
777 N. Detroit Street

LaGrange IN 46761

County LAGRANGE

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: 12-4-12 Existing Buildings; Additions or Alterations  
12-4-12 (f)

Conditions: An existing non-sprinklered two story church of Type V-B construction with 18,306 sq. ft. on the first floor and 2,244 square feet on the second floor is over the height and area for the type of construction. A new 2,500 square feet non-separated addition will place the existing church into further noncompliance. The code will require the new addition to be separated from the existing by four hour structurally stable fire walls.

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 new addition will be protected by a new automatic fire suppression system designed and installed in accordance with NFPA 13, 2010 Edition.  
2. The new addition will be separated from the existing by a combination of new and existing masonry walls. Non-rated openings within the walls will be protected by close spaced sprinklers 6"-0" O.C. located at the non-rated openings.  
3. The new commons space will not increase the occupant load of the building. The space will be designed as a circulation and gathering space and will not be occupied at the same time as the sanctuary space.  
4. The construction of the addition will be noncombustible Type II-B construction.

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: The undue hardship is the owner's desire to provide a gathering space for the church occupants to use before and after services and the cost and limitations of creating structurally stable fire walls to separate the addition from the existing building. The money spent to bring the fire main into the building and sprinkler the new commons space will provide a greater level of fire safety than providing the fire walls. Additionally, the addition of a sprinkler system within the new addition makes it more economically feasible for more areas of the existing building to be sprinklered during future renovation projects.

Variance Details

Code Name: Other Code (Not in the list provided)  
706.2 2014 IBC

Conditions: As part of a new commons addition project an existing church that is over the allowable area for Type V-B construction will be separated and subdivided by 2 hour fire walls using some of the existing walls of the building. The fire walls will not be structurally independent. The code requires the fire walls to structurally independent.

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

2

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Facts:

1. The new commons area and check-in area will be protected by a new automatic fire suppression system.  
2. The new commons area and check-in will be separated from the existing building by walls of a two hour fire resistive rating that will be structurally independent of the new commons structure. (see plan)  
3. The existing wall between the Nave and the corridor will be modified to a 2 hour wall with protected openings and will be structurally independent of the Nave structure.  
4. The 2 hour fire rated walls will have protected openings and will terminate at the exterior walls and the roofs as required for fire walls.

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 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:

The owner's undue hardship is the cost and difficulty of providing structurally independent fire walls within the existing building. The combination of non structurally independent fire walls and sprinklers will greatly improve the fire safety of the building.