Owner / Applicant Information
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Submitter Information
Ralph Gerdes
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<u>Designer Information</u>
Alan Tucker
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8831 Keystone Crossing
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Email atucker@CSOinc.net
Project Information
IU McNutt Dining Addition & Renovation
1101 N Fee Lane
Bloomington IN 47406
County MONROE
Project Type New Addition Y Alteration Y 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: 8123492967 Email: jgerstbauer@co.monroe.in.us
Local Fire Official
Phone: 8123492967 Email: clappt@bloomington.in.gov

Code Name:	Other Code (Not in the list provided)
	2014 InBC, 508.4
Conditions:	Addition Groups A-2/M occupancy will not have occupancy separation from remainder of the building (A-2, S-1, S-2, R-2, and B occupancy). Mixed occupancy building with open stairs and one (1) hour structure will not have fire ratings for separated uses. Code requires some two (2) hour separations in nonsprinklered building.
DEMO	NSTRATION 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	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:	Ground Floor and First Floor will be sprinklered per NFPA 13.
DEMONS	STRATION 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.
Υ	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.
Υ	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

Cost of providing fire barriers or sprinklering entire building is the hardship.

Variance Details

Facts:

Code Name:	Other Code (Not in the list provided)	
	2014 InBC, 903.2.1.2	
Conditions:	Two (2) story addition of approx 22,423 sq.ft. increases existing fire area, requiring entire building to be sprinklered. The partial third and fourth floor areas will not be sprinklered.	
DEMO	NSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:	
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2	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 Ground Floor and First Floor will be sprinklered per NFPA 13.	
DEMONS	STRATION 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.	
Υ	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.	
Υ	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:	Cost of sprinklering upper floors, where no work is planned, is the hardship.	
Variance Details  Code Name: 12-4-12 Existing Buildings; Additions or Alterations  12(f)(3)		
Conditions:	Existing four (4) story dining, classroom, apartment and storage building will have an addition on the first two (2) levels of the building. Ground Floor addition will be approx 12,000 sq.ft. and First Floor will be approx 11,000 sq.ft. The additions will bring the building into noncompliance with current allowable floor area and height for a non-sprinklered building. First floor will be approx 39,000 sq.ft. with 16,625 sq.ft. permitted for Type IIA (1 hour)	
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2	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:	First two (2) floor levels will be sprinklered per NFPA 13.     Addition will match existing Type IIA (1 hour) construction.	

Variance Details

## DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

2014 InBC, Table 1018.1		Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.			
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