

Owner / Applicant Information

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Project Information

Escapology Fort Wayne
2876 E Dupont Road

Fort Wayne IN 46825

County ALLEN

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 Sec. 3412.2

Conditions:

The variance request is to permit the Chapter 34 evaluation to be limited to the tenant space that is changing occupancy. Code allows the evaluation to be limited to the portion of the building changing occupancy where the separation requirements of Section 508 are met. Sprinklers will be provided in the tenant space in lieu of 2-hour fire barriers between the tenant space and adjacent tenants.

The project involves the conversion of approximately 3,218sf tenant space in an existing strip building from salon (B Occupancy) to escape rooms (A-3). The building is classified as Type IIIB Construction. The tenant space will be evaluated as a separated A-3 Occupancy.

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. Sprinklers will be provided throughout the Escapology tenant space. No credit is taken for sprinklers in Section 3412.6.17 or for allowable height and area increases in Sections 3412.6.1 and 3412.6.2.
2. A fire alarm system will be provided throughout the tenant space.
3. There will be 2 exits from the tenant space.
4. The maximum exit access travel distance will be 75 feet - code permits up to 200 feet.

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:

It is a cost hardship to upgrade existing tenant separation walls on each side of the tenant space to 2-hour fire barriers. Sprinklers and a fire alarm system will be provided throughout the tenant space.

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC Sec. 1018.1, 3412.6.5

Conditions: The new corridor in the sprinklered tenant space will not be rated. The tenant space is being evaluated under Chapter 34. Other areas of the building outside of the tenant space are not fully sprinklered. Code requires 1-hour corridors when the building is not sprinklered throughout.

The project involves the conversion of approximately 3,218sf tenant space in an existing strip building from salon (B Occupancy) to escape rooms (A-3). The building is classified as Type IIIB Construction. The tenant space will be evaluated as a separated A-3 Occupancy.

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

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☒ 1 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. Sprinklers will be provided throughout the Escapology tenant space. No credit is taken for sprinklers in Section 3412.6.17 or for allowable height and area increases in Sections 3412.6.1 and 3412.6.2.

2. A fire alarm system will be provided throughout the tenant space.

3. There will be 2 exits from the tenant space.

4. The maximum exit access travel distance will be 75 feet - code permits up to 200 feet.

5. The lack of rated corridors in the floor area protected by sprinklers will not be adverse to safety.

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 hardship is the cost to provide 1-hour rated corridor walls while this portion of the building is sprinklered.

Variance Details

Code Name: Other Code (Not in the list provided)
2014IBC 1008.1.9.9; 1.9; 1.9.5

Conditions: Electromagnetic locks will not have hardware that is affixed to the door leaf. The electromagnetically locked egress doors in the escape rooms will meet the requirements of Section 1008.1.9.9 with the exception that the hardware is not affixed to the door leaf.

Section 1008.1.9 requires doors to be readily openable without the use of a key or "special knowledge or effort." Section 1008.1.9.5 prohibits the unlatching of any door or leaf to require more than one operation. The use of a push button to exit has been determined to require "special knowledge or effort" and the proposed hardware has been determined to require more than one operation to unlatch the door leaf.

The project involves the remodel and Chapter 34 conversion of an approximately 3,218sf tenant space for use as an escape room.

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:

1. The tenant space will be provided with a sprinkler system and fire alarm system throughout.
2. The doors will unlock when the push-to-exit button is pushed. The button is clearly labeled and visible under normal lighting conditions. The room will be fully lit during use. Emergency lighting will also be provided in each room.
3. The push-to-exit button is a separate operation from the unlatching operation. The button DOES NOT have to be pushed simultaneously while unlatching the door.
4. The push-to-exit button will immediately unlock the door. A delay timer can be set to 10 seconds or more before re-locking.
5. The locks will automatically unlock when power to the hardware is interrupted.
6. The locks are interconnected to the fire alarm system so that activation of the fire alarm system automatically unlocks all doors.
7. The escape rooms are continuously monitored from a control room within the tenant space. There is a switch in the control room to disengage all escape room door locks.
8. Participants in the game are required to sign a waiver of understanding prior to entering the escape rooms. They will receive instruction on the use of the push-to-exit buttons prior to the start of the game.
9. Similar variances have been approved, including 18-03-76 Locked Up Ft. Wayne, 17-10-47 Locked Up Bloomington, 16-12-73 Locked up Live Mishawaka, 16-12-51 Escape French Lick, 16-12-74(b) Escape Indianapolis, 17-01-37(c) Hysterium Escape Rooms, 17-06-23(b) Mindgames Escape Rooms.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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☐ Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure

Facts:

The purpose of the game is to solve puzzles under duress of time and the doors being locked creates a sense of urgency and greater adrenaline rush, so locking of the escape room doors is imperative for business. All participants will receive instruction prior to entering the escape room and so will be familiarized with how to unlock the door in the case of emergency.