

Owner / Applicant Information

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Project Information

For-Lou Farms Barn

2190 W 200 N

Greenfield IN 46140

County HANCOCK

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. 3401.1

Conditions: The project involves conversion of an existing Agricultural Building to a Class 1 Structure classified as non-separated A-2 and S-1 Occupancies. The 2nd floor of the barn will be used for event space for weddings, banquets, etc., with a potential gathering space and storage on 1st floor. Section 3412 is not permitted to be used for conversion of a non-Class 1 building to an A Occupancy.

The building is 2 stories, with approximately 3,900 sf in area on the first floor and 2,700 sf on the 2nd floor. The building is classified as 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 conducted to confirm the existing structure's capability to support all load requirements per IBC. Repairs and reinforcements will be provided as outlined in the structural report.
 2. Adequate exits will be provided from each story.
 3. The 1st and 2nd floors will both have direct exits to the exterior.
 4. A fire alarm system and smoke detection will be provided throughout.
 5. Maximum travel distance is less than half of the maximum permitted (60 feet max vs. 200 feet permitted)
 6. Temporary restrooms will be provided to comply with Chapter 29 fixture counts. Permanent facilities will be added in the future.
 7. A shunt trip will be provided to shut off any sound system when the detection system is activated.
 8. Decorative lighting will be commercial grade, UL listed, and will comply with the Indiana Electrical Code.
 9. Decorative combustible materials will be fire retardant treated.

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: Imposition of the rule would prevent the use of the structure for the proposed use.

Variance Details

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

2014 IBC Sec. 3401.3, 2902.1

Conditions: Section 3412 is being used to evaluate the building for the proposed use. Code requires a change of occupancy to include Group A to comply with Chapter 29 for fixture count. The request is to temporarily use portable restrooms to comply with the fixture count requirements.

The building is 2 stories with approximately 3,000 sf in area on the first floor and 2,700 sf on

The building is 2 stories, with approximately 3,900 sq ft in area on the first floor and 2,700 sq ft on the 2nd floor. The building is classified as Type VB Construction with non-separated A-2 and S-1 Occupancies.

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. Portable restrooms will be provided for events in compliance with Table 2902.1, including provisions for accessibility.
2. Permanent restroom facilities will be added within 2 years of opening.
3. Drinking water will be available for occupants during events.
4. Similar variances have been approved in the past.

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 hardship is the cost and time needed to add permanent restroom facilities. The variance request is a temporary request to allow hosting of events while gathering funds and providing time for design and installation of new facilities that will comply with the code once completed.

Variance Details

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

2014 IBC Table 3412.7

Conditions: Section 3412 is being used to evaluate the existing historic barn building for the proposed use. Additional points are requested for Fire Safety Score to pass the evaluation.

The project involves conversion of an historic barn (Agricultural Building) to Class 1 Structure classified as non-separated A-2/S-1 occupancies. The 2nd floor of the barn will be used for event space for weddings, banquets, etc., with a potential gathering space and storage on the 1st floor. The building is 2 stories, with approximately 3,900 sf in area on the first floor and 2,700 sf on the 2nd floor. The building is classified as 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. The score is less than 2 points short of passing for Fire Safety
2. Adequate exits will be provided from each story.
3. The 1st and 2nd floors will both have direct exits to the exterior.
4. A fire alarm system and smoke detection will be provided throughout.
5. Maximum exit access travel distance is less than a third of the maximum permitted. (60 feet max vs. 200 feet permitted)
6. A shunt trip will be provided to shut off any sound system when the fire alarm system is activated.
7. Decorative lighting will be commercial grade, UL listed, and will comply with the Indiana Electrical Code.
8. Decorative combustible materials will be fire retardant treated.

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 only way to gain additional points would be to add a sprinkler system, which would be cost prohibitive due to the rural location of the building without access to an adequate water supply.

