

Owner / Applicant Information

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Project Information

Goshen Family Physicians
1811 Charlton CT

GOSHEN IN 46526

County ELKHART

Project Type New Addition Alteration Existing Change of Occupancy

Project Status F F=Filed U or Null=Unfiled

IDHS Issued Correction order? No Has Violation been Issued? yes

Violation Issued by: LBD

Local Building Official

Phone: Email:

Local Fire Official

Phone: Email:

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC 1208.2

Conditions: A newly renovated basement level of a physician's practice has a finished ceiling under the required 7'-6" ceiling ht due to pre-existing HVAC ducts & steel beams. Ceilings under the duct are 6'-8 7/8". 18 of 26 rooms have portions of ceilings that are below the 7'-6" required by 1208.2 and under the 7'-0" minimum required by 1208.2.1 for furred ceilings, and have less than the 2/3 total area at the required 7'-6" for furred ceilings. The proponent seeks relief by lowering the min ceiling ht already existing to 80" AFF and allow up to 60% of the clng area to be below the 7'-6" req'd. This will make the current construction compliant.

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 spaces are still IN COMPLIANCE with 1003.3 for EGRESS (at least 80" AFF)
2. ceiling height is still above that allowed for door openings (see exception to 1003.3.1 of 78")
3. low ceilings are located over the primary door in spaces used by the public and will be attended by staff in those locations
4. staff will be familiar with the low ceiling hazard in other spaces

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 remodel is completed and awaiting certificate of occupancy. Demolition, restructuring and rerouting HVAC and structural beams to remedy would be prohibitively expensive, time-consuming, and disruptive to the practice.