

Owner / Applicant Information

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Project Information

Calvary Church Renovation
1325 Evans Avenue

Valparaiso IN 46383

County PORTER

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? ☒ 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)
903.2.1.3, 2014 IBC

Conditions: The project scope included renovation of existing classroom spaces adjacent to the worship space for the purpose of increasing seating capacity, which due to increasing existing occupant load, requires an automatic sprinkler system throughout the fire area. The existing fire area exceeds current code limit of 7,000 sq ft for a nonsprinklered A-3 Occupancy.

The renovation will add a net calculated occupant load of 77 for the area involved.

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. Previously approved Variance 17-10-24 for this project was for increasing the occupant load by a net of 82 occupants by way of a balcony addition. The balcony addition was not constructed. The current variance is to permit a net calculated occupant load increase of 77 by expanding the worship space into area previously used as classrooms.

2. The project maintains four (4) means of egress from the worship space - two (2) are exits directly to the exterior.

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 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: Due to the the difficulty in accessing the public water main, the cost to provide sprinkler protection has been estimated at just over \$200,000. See attached spreadsheet for cost details.