

Owner / Applicant Information

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Project Information

Beth Shalom Additions and Renovation
3750 East 3rd Street

Bloomington IN 47401

County MONROE

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? ☒ yes

Violation Issued by: NA

Local Building Official

Phone: Email:

Local Fire Official

Phone: Email:

Variance Details

Code Name: 12-4-12 Existing Buildings; Additions or Alterations
Rule 4, Section 12(f), GAR

Conditions: The proposed additions totaling 1,806 sq ft plus existing building area of 11,290 sq ft will exceed the allowable area (10,500 sq ft) per current code for A-3 Occupancy, Type VB Construction.

The additions are a classroom addition of 1,178 sq ft and an entry foyer addition of 628 sq ft (net increase after demolition of existing entry). The original building was constructed in the 1980's.

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 classroom addition will be separated from the existing building with a 2-hour fire barrier.
2. Each of the additions have a direct exit to the exterior of the building, with travel distance less than 40 feet in each case.
3. The project will not involve an increase of occupant load for existing assembly spaces.
4. The building has an existing fire alarm system. Smoke detection will be added to the new entry foyer.
5. Based upon the minimal unseparated area involved, the additional building area will not 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.

☒ Y 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: Based upon existing building area, imposition of the rule would require both additions to be separated with 4-hour fire walls.

Variance Details

Code Name: Other Code (Not in the list provided)
903.2.1.3, 2014 IBC

Conditions: The proposed entry foyer addition of 628 sq ft (net increase after demolition of existing entry) plus existing fire area of 11,290 sq ft will exceed the allowable 7,000 sq ft nonsprinklered fire area per current code for A-3 Occupancy places of religious worship.

The original building was constructed in the 1980's, and is of 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. Each of the additions have a direct exit to the exterior of the building, with travel distance less than 40 feet in each case.
2. The building has an existing fire alarm system. Smoke detection will be added to the new entry foyer.
3. The entry foyer does not increase existing occupant load of the building based upon its function. The project will not involve an increase of occupant load for existing assembly spaces.
4. The total fire area is less than 12,000 sq ft, which is the maximum permitted where the occupant load does not exceed 300. The actual occupant load of the Sanctuary is 200. The Social Halls have an additional occupant load of approximately 172, which are not simultaneously occupied with the Sanctuary except for two (2) specific High Feast days in the Jewish calendar.
5. Based upon the minimal unseparated area involved, the additional fire area will not 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.

☒ Y 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 entry foyer will have openings to the rest of the building that cannot be easily fire-rated without compromising the function of the space.

