

Owner / Applicant Information

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Submitter Information

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Designer Information

Joseph Lese

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Project Information

Leader Event Barn

6289 N State Rd

Darlington IN 47940 -

County MONTGOMERY

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. 903.2.1.2

Conditions: A sprinkler system will not be provided in an event barn with an occupant load self-limited to 250. Code requires a sprinkler system throughout Group A-2 Occupancies where the fire area has an occupant load over 100.

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 fire alarm and smoke detection system will be provided (not required).  
2. The event space will have 4 exits (2 required).  
3. Exit access travel distance will be less than 40 feet (200 feet permitted).  
4. Exit doors will swing in the direction of travel and will be equipped with panic hardware as required.  
5. Exit signs and emergency lighting will be provided as required.  
6. Decorative lighting will be commercial grade, UL listed, and will comply with the Indiana Electrical Code.  
7. Decorative combustible materials will be fire retardant treated.  
8. If this were an existing barn changing occupancy, it would pass a Chapter 34 evaluation without sprinklers.  
9. Similar variances have been approved in the past.  
10. A pond will be adjacent to the barn for drafting water in case of fire.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

Y

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 excessive cost of providing a sprinkler system with fire pump and tanks given the rural location of the barn. A fire alarm system in addition to the exit capacity provided will provide an adequate level of safety for less than a third of the cost of adding a sprinkler system.  
  
A retention pond will be provided adjacent to the barn which will be a source of water for the fire department.  
  
This is similar to 16-04-44 and 16-04-51

Variance Details

Code Name: Other Code (Not in the list provided)  
2014 IBC, Table 1004.1.2

Conditions: The calculated occupant load per Table 1004.1.2 is over 415 occupants based on 7 sf per occupant per the Table.

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