

Owner / Applicant Information

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Project Information

Cardinal Services
500 S Buffalo St

Warsaw IN 46580

County KOSCIUSKO

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. 1015.1

Conditions: Adult daycare classrooms with a calculated occupant load over 10 will have a single exit. The maximum anticipated occupant load is 10.

The project involves remodel and conversion of an existing single story building previously used for a grocery store for new use including adult day-services, with associated offices and a warehouse for light manufacturing and skills training. The building is Type IIB and will be classified as non-separated I-4, B and F-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. The building will be protected throughout with an automatic sprinkler system per NFPA 13.
2. The maximum occupant load in the classrooms will be limited to 10.
3. A fire alarm system will be provided throughout per Sec. 907.
4. The common path of travel from within the classrooms will be less than 50 feet. Code permits 75 feet.
5. The exit access travel distance from the classrooms will be less than 150 feet. Code permits 200 feet.

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: Imposition of the rule would require exterior exit doors to be added to each of the classrooms which is not feasible considering the actual anticipated occupant load is less than 10 per classroom. Adding exterior doors would make it more difficult to protect the general safety of the daycare participants.