

Owner / Applicant Information

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Project Information

Clinton Street B&B  
51 Clinton Street

Frankfort IN 46041

County CLINTON

Project Type New ☐ Addition ☐ Alteration ☒ Existing ☐ Change of Occupancy ☒

Project Status ☒ U F=Filed U or Null=Unfiled

IDHS Issued Correction order? ☐ Has Violation been Issued? ☐

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 3412.7

Conditions:

The second floor of the existing building originally constructed in 1890 will be renovated to provide 11 bed and breakfast rooms.

Section 3412 is being used to re-evaluate the building for the proposed use or R-1 and S-1 on the second floor. Additional points are requested for Fire Safety (11.2), Means of Egress (0.2), and General Safety (3.2) scores to pass the evaluation. See Attached.

The building is not sprinklered.

### 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:

An NFPA 13D (2010 Edition) sprinkler system and residential warning smoke detection system will be provided throughout the second floor.

The remainder of the building was upgraded two years ago creating two separate one hour rated stairs to serve the second floor. The second floor is separated from the first floor and mezzanine by one hour rated construction. That project also included the installation of a fire-alarm system throughout the building, consisting of horns and strobes initiated by smoke detectors and manual pull stations. this protection will be renovated on the second floor level for the new layout.

### 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.

☒

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:

Reuse of the existing 130 year old building in the historic downtown area is not cost effective without use of the rehabilitation standard. Providing sprinkler protection of the residential areas with a 13D system, rated exits and a one hour separation provide an equivalent level of safety for an existing building.