

Owner / Applicant Information

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Submitter Information

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Designer Information

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Project Information

N8 Incorporated - Easy Life Storage
1330 Arrowhead Court

Crown Point IN 46307

County LAKE

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, 706

Conditions: The variance request is to permit the existing 3-hour fire barrier to separate the 1-story 7,920 square foot addition and approximately 3,600 square feet of the existing building in lieu of a 4-hour structurally independent fire wall.

The project involves a 1-story addition approximately 7,920 square feet to the existing storage facility and converting approximately 1,350 square feet of office space to storage. The existing building is 27,800 square feet. The existing building and addition are Type IIIB 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. The addition will be structurally independent of the existing building.

2. The existing building is divided into fire areas less than 12,000 square feet by 3-hour fire barriers.

3. Numerous variances have been granted in the past to permit fire barriers in lieu of fire walls.

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.

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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.

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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 3-hour fire barrier is existing. It is cost hardship to provide a 4-hour fire wall that complies with the structural stability requirement to separate the addition and existing building area. The cost to bring in an automatic sprinkler system and water main would make the project cost prohibitive.