

Owner / Applicant Information

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Project Information

DeKalb Co. Fair Association Horse Barn
708 Union Street

Auburn IN 46706

County DEKALB

Project Type New Addition Alteration Existing Change of Occupancy

Project Status F 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: 2014 IBC
903.2.9 (1)

Conditions: An existing (4 years old) S-1 Occupancy horse barn/storage building of Type IIB construction, 31,908 square feet (4,801 sf of the 31,908 sf is an attached open sided pavilion) will not be provided with an automatic fire suppression system. Previous variances # 14-07-18 & July 2016 requested extensions on the sprinkler system to be installed when it was proposed to be an A-3 Occupancy. During that period interest in events and public assembly did not come to fruition. The building will now be used for stabling of horses, 1 week for 4-H fairground use, and storage use (see attached letter from fire department).

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 mainly be utilized for the stabling of horses, which would be considered an S-2 Occupancy. The contents inside the building besides the horses are noncombustible such as the stables; bedding in stalls is combustible, but minimal. The building will be classified as S-1 Occupancy based upon combustible storage.
2. There will be no assembly use in the building and public possibly during the week for 4-H.

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.

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 owner's undue hardship involves the cost to install a dry pipe sprinkler system (see sprinkler quote). Funds were never achieved for the cost of sprinklers based upon there was no interest in renting the building out for assembly events.