Owner / Applicant Information	
Mark Smythe	
Pride One	
387 MEDINA ROAD, SUITE 600	
MEDINA OH 44256	
Phone 3174941997	
Email MSMYTHE@PRIDEONE.CC	
Submitter Information	
Joe Bleck	
Ryan Fireprotection, Inc.	
9740 East 148th Street	
Noblesville IN	
Phon∈ 3175547181	
Email jbleck@ryanfp.com	
Designer Information	
David Mann	
MPG Architects	
3660 Embassy Parkway	
Fairlawn OH	
Phone 3176665770	
Email david@mpg-architects.com	
Project Information	
Redwood at Warsaw	
Prosperity Drive	
l respensy zme	
Warsaw IN 46582	
County KOSCIUSKO	
Project Type New Y 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	
Lead Building Official	
Local Building Official Phone: 5743852065 Email: building@warsaw.in.gov	
Local Fire Official	
Phone: 5743852065 Email: jfretz@warsaw.in.gov	

Variance Details		
Code Name:	Other Code (Not in the list provided)	
	2014 IBC Section 903.3.1.2	
Conditions:	Buildings are required to have sprinklers installed throughout, utilizing NFPA 13R	
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	
2	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:	Each dwelling unit will be separated from each other with a one hour fire wall and each unit will be equipped with an NFPA 13D sprinkler system. A one hour fire separation in NFPA 13D sprinkler systems are acceptable methods according to the international residential code for town homes.	
	This is phase 1 of a new project, but exactly the same type of variance that has been approved on all previous Pride One projects that are 1 level 8 unit maximum buildings. We will install an NFPA 13D 2010 System - Exception - One control/isolation valve will be acceptable up to 8 units.	
DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:		
Υ	Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.	
Υ	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.	
Υ	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 domestic water line.

The cost of an NFPA 13R system is about 50% more than an NFPA 13D system. The water utilities are sized for 1 and 2-family dwellings. The fire sprinkler system will be connected to