

Owner / Applicant Information

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Project Information

310 On Main & Jeremiah Buildout
310 North Main Street

Auburn IN 00000

County DEKALB

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 2902.3

Conditions: An existing YMCA is being converted to B Occupancy offices except for a small 4,928 square foot A-2 Occupancy restaurant. The restaurant will be provided with fully accessible restrooms just across the corridor (about 8 feet away) in lieu of within the restaurant space. The restaurant tenant is over budget and does not have any square feet to dedicate to restrooms within his own space.

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 restrooms will contain more fixtures than required per Table 29 for an A occupancy and will be fully accessible.
- 2. The corridor could be construed as a portion of the A-2 Occupancy tenant space, which would then comply with Section 2902.3.
- 3. The restrooms are within 500 feet (approximately 8 feet), which is required by Section 2903.3 (amended).
- 4. The restrooms will be available at all times the restaurant is open.

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: The owner's undue hardship is based upon the project is over budget and no room install restrooms and being able to take advantage of the new restrooms.