

Owner / Applicant Information

Trish Price  
Brooke Point Inn  
4906 E 1200 N

SYRACUSE IN 46567

Phone 5743255670

Email RODNEWCOMER@GMAIL.COM

Submitter Information

Rodney Newcomer

21784 CR 46

New Paris IN

Phone 5742270116

Email rodnewcomer@gmail.com

Project Information

Brooke Point Inn  
4906 E 1200 N

Syracuse IN 46567

County KOSCIUSKO

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: 5743255670

Email: ESORENSEN@DHS.IN.GOV

Local Fire Official

Phone: 5743255670

Email: msandy@kcgov.com

Variance Details

Code Name: 2014 IBC  
903.2.8

Conditions: 

The remodeled building does not have a sprinkler system installed as 903.2.8 of the International Building Code says is required in R2 occupancy.

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: 

The building in question is a single room with sleeping room and living room area. The building is on the grounds of the existing Hotel and is located away from the building per adequate setbacks. The building has adequate smoke detection system installed to alert the occupants. Because of single stand alone room away from the main hotel the owner feels the adequate smoke detection system in the stand alone building/room is adequate to provide protection to the min. number of guests that would be in the room.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

Y

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: 

Because of the rule location of the building the owner feels the cost to have the sprinkler system installed in the existing altered building/stand alone room would prohibit it from being cost effective at this time.