

Owner / Applicant Information

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Project Information

Grace Church Care Center
5504 E 146th St

NOBLESVILLE IN 46062

County HAMILTON

Project Type New ☐ Addition ☒ Alteration ☒ Existing ☐ Change of Occupancy ☐

Project Status ☒ F 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, 503.1

Conditions: Exterior canopy additions, approximately 7,520 sf, are being added on to the existing 2-story church. The church exceeds allowable area for an A-3 Occupancy of Type IIB Construction. In 2004 additions were made to the existing building. A variance (04-11-17) was granted to permit the existing building and additions to be classified as unlimited in area.

The variance request is to permit the canopy additions and existing building to be classified as unlimited in area.

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 is protected throughout by an automatic sprinkler system in accordance with NFPA 13, as required for an unlimited area building.

2. The existing building and canopy are of non-combustible construction.

3. The building has side yards of at least 60 feet around the building, as required for an unlimited area building.

4. The existing building has a fire alarm system, as required by code.

5. The building contains platforms not stages.

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: It is cost and operational hardship to provide a structurally independent 2-hour fire walls between the canopy additions and church, which was previously permitted to be classified as an unlimited area building.

An A-3 Occupancy is permitted to be unlimited in area when 1-story. The building is used for worship and religious education and events and is structured similar to an E Occupancy. An E Occupancy is permitted to be 2-stories and unlimited in area.

