

Owner / Applicant Information

Gil Cooke
McDonalds Corporation
110 N CARPENTER ST

CHICAGO IN 60607
Phone 3177085742
Email BSTAMBAUGH@ARCHITECTURALCONCEPTS.COM

Submitter Information

Christina Collester
RTM Consultants, Inc.
6640 Parkdale Place

Indianapolis IN

Phone 3173297700
Email collester@rtmconsultants.com

Designer Information

William Stambaugh
Architectural Concepts, Inc.
609 Mass Ave

Indianapolis IN

Phone 3176387600
Email bstambaugh@architecturalconcepts.com

Project Information

McDonalds N Vernon ACI 18057c PlayPlace
1479 N State St

NORTH VERNON IN

County JENNINGS

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 903.2.1.2

Conditions: The existing McDonald's Restaurant is being modified resulting in a 913 s.f. addition to the existing building area of 4,136 s.f. The 2014 building code requires sprinklers for A-2 occupancies with an occupant load within a single fire exceeding 100 occupants or 5,000 s.f..
The fire area will be 5049 s.f. the existing occupant load is 122, the addition will add 25 seats. Sprinklers will not be provided.

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

1

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: Sprinklers were not required for the original building and are not required by any of the other provisions in the current building code.

Travel distance to an exit from the public area does not exceed 55 feet. Three separate exits are provided from the dining area and an additional exit provided from the employee areas.

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.

☒

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 addition does not increase the risk to patrons of the business. Dividing the kitchen, service areas or seating area with a fire wall is not easy to accomplish within the existing building and would not significantly improve the safety of occupants.