

Owner / Applicant Information

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Project Information

Heritage Wedding Barn
11437 South Fork Road

Dillsboro IN 47018

County OHIO

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

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 Sec. 3401.1

Conditions: The project involves conversion of an existing Agricultural Building to a Class 1 Structure classified as A-2 Occupancy. The barn will be used for event space for weddings, banquets, etc. Section 3412 is not permitted to be used for conversion of a non-Class 1 building to an A Occupancy.

The building is an existing 2-story barn (agricultural building) proposed for conversion to an event hall. The building has approximately 2,000sf of floor area on the 1st floor (lower level - storage) with approximately 3,500sf of floor area on the 2nd floor (main level - event space), including covered porch area. The building will be classified as Type VB Construction with non-separated A-2 and S-1 Occupancies.

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: 1. A structural evaluation is being conducted to confirm the existing structure's capability to support all load requirements per IBC.
2. The building will pass the Chapter 34 evaluation with installation of smoke (heat) detection throughout.
3. Calculated occupant load is 184. Egress capacity is provided for up to 280.
4. Maximum travel distance is less than 100 feet. 200 feet is permitted by current code.
5. Temporary restrooms will be provided to comply with Chapter 29 fixture counts. Permanent facilities will be added in the future.
6. A shunt trip will be provided to shut off any sound system when the detection system is activated.
7. Decorative lighting will be commercial grade, UL listed, and will comply with the Indiana Electrical Code.
8. Decorative combustible materials will be fire retardant treated.

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.

☐ 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: Imposition of the rule would prevent the use of the structure for the proposed use.

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC Sec. 3401.3, 2902.1

Conditions: Section 3412 is being used to evaluate the building for the proposed use. Code requires a change of occupancy to include Group A to comply with Chapter 29 for fixture count. The request is to temporarily use portable restrooms to comply with the fixture count requirements

requirements.

The building is an existing 2-story barn (agricultural building) proposed for conversion to an event hall. The building has approximately 2,000sf of floor area on the 1st floor (lower level - storage) with approximately 3,500sf of floor area on the 2nd floor (main level - event space), including covered porch area. The building will be classified as Type VB Construction with non-separated A-2 and S-1 Occupancies.

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. Portable restrooms will be provided for events in compliance with Table 2902.1, including provisions for accessibility. (Existing permanent restrooms are provided but may not fully comply - will be temporarily supplemented with portables)
2. Permanent compliant restroom facilities will be provided within 2 years.
3. Drinking water will be available for occupants during events.
4. Similar variances have been approved in the past.

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☐

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☒

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☒

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 hardship is the cost and time needed to add permanent compliant restroom facilities. The variance request is a temporary request to allow hosting of events while gathering funds and providing time for design and installation of new facilities that will comply with the code once completed.