

Owner / Applicant Information

James Doster
Doster Real Estate, LLC
19850 STATE LINE RD

SOUTH BEND IN 46637

Phone 5742723733

Email JAMES.DOSTER@MOLDEDPARTS.COM

Submitter Information

Carrie Ballinger
RTM Consultants, Inc.
6640 Parkdale Place, Ste J

Indianapolis IN

Phone 3173297700

Email ballinger@rtmconsultants.com

Designer Information

Mark Barr
Barr Design Group
502 S Main St

Goshen IN

Phone 5745346531

Email mark@barrdesigngroup.com

Project Information

SPI Industries Building Expansion
19880 State Line Rd

South Bend IN 46637

County ST JOSEPH

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: 5742359554

Email: cbulot@southbendin.gov

Local Fire Official

Phone: 5742359554

Email: skillelea@clayfd.com

Variance Details

Code Name: 2010 NFPA 13 Installation of Sprinkler Systems (675 IAC 28-1-5)
11.2.3.1.2

Conditions:

The sprinkler design will not accommodate the required 500 gal/min inside-outside hose demand required per NFPA 13 due to the limitations of the available water supply.

The project involves a 27,450sf addition to an existing factory building. The building is classified Type IIB construction with F-1 Occupancy. Sprinklers will be provided throughout the addition as well as the existing building.

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 water supply will satisfy the design for the hydraulically most remote area for extra hazard occupancy, with some slack for minimal hose demand. This assumes a very worst case with all sprinklers operating within the hydraulically most remote area. In nearly all scenarios, the fire would be controlled by less sprinklers and would not occur within the hydraulically most remote area - in these cases there would be significant slack to allow for hose use.
2. The fire department is not opposed to the variance.
3. A new hydrant will be provided on site per fire department request.
4. Similar variances have been approved, including most recently variance 19-02-14.

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.

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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:

Imposition of the rule would require either an on-site water tank or booster pumps, which are a significant cost hardship.