

Owner / Applicant Information

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Submitter Information

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Project Information

Wawasee Yacht Club Enclosed Porch Addition
6338 E Trusdell Avenue

Syracuse IN 46567

County KOSCIUSKO

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:

Email:

Local Fire Official

Phone:

Email:

Variance Details

Code Name: Other Code (Not in the list provided)

2014 IBC 903.2.1.2

Conditions: An existing 2-story, Type VB construction A-2 Occupancy will have the open porch of 826 square feet removed and replaced with a 1786 square foot addition that will result in a net increase of 960 square feet and will not be provided with an automatic fire suppression system. Total 1st floor is 3,003 square feet. Total fire area is less than 5,000 square feet

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 new addition will be provided with 3 exits and 128 inches of exit capacity 2 exits and 64 inches of exit capacity required.
2. The new addition will have a posted occupant load not exceeding 99 occupants, which Section 903.2.1.2 Item # 2 would not require a fire suppression system.
3. The use of the building is seasonal will close during the winter months.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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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 owner's undue hardship involves the cost to install a fire well and associated pump, underground piping and building installation (\$180,000 for system building cost \$150,000). Based upon the building will have no heat during the winter months the system will be required to be a dry system. This would require an employee to check the compressor daily during the winter.