

Owner / Applicant Information

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Designer Information

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Project Information

Centennial Highlands Phase 2

11828 Diebold Road

Fort Wayne IN 46845

County ALLEN

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

Project Status ☒ F 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 Section 903.3.1.2

Conditions: Buildings are required to have sprinklers installed throughout, utilizing NFPA 13R

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:

Each dwelling unit will be separated from each other with a one hour fire wall and each unit will be equipped with an NFPA 13D sprinkler system. A one hour fire separation in NFPA 13D sprinkler systems are acceptable methods according to the international residential code for town homes.

This is the next phase of a previously approved variance. We will install an NFPA 13D 2010 - Exception - One control/Isolation valve will be acceptable up to 8 units.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

Y

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.

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:

The cost of an NFPA 13R system is about 50% more than an NFPA 13D system. The water utilities are sized for 1 and 2-family dwellings. The fire sprinkler system will be connected to the domestic water line.