

Owner / Applicant Information

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Project Information

Black Dog Brewing Company Phase 1
11230 N SR 67

Mooresville IN 46158

County MORGAN

Project Type New ☐ 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 Sec. 3412.6.9

Conditions: The request is to permit 5 points taken in Section 3412.6.9 for voice/alarm communication system with no fire command center. The score allowed for voice/alarm system without a fire command center is 0 (same as score without a voice/alarm system). The score allowed for voice/alarm system AND fire command center is 5.

The project involves remodel and conversion of a portion of an existing 2-story building from office/storage warehouse to a brewery and restaurant/bar (taproom). Phase I includes demolition and build-out of the brewery space. Phase II will include build-out of the taproom (fire systems to be in place throughout as part of Phase I). An existing storage tenant will remain, with occupancy separation from the brewery space with 2-hour fire barrier. The 1st floor has approximately 10,218 sf total building area, and 2nd floor (mezzanine) will have approximately 1,535 sf of floor area (includes demolition of a portion of existing floor to open up to space below). The building is classified Type VB Construction and will be evaluated as a non-separated A-2/F-2 and S-1 fire area, with 2-hour tenant separation between S-1 and A-2/F-2 areas.

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. A fire command center would provide minimal benefit to fire safety in the small 2-story building. Fire command centers are typically required for high-rise buildings.
2. An NFPA 72 compliant fire alarm system will be installed throughout the building in accordance with Section 907.
3. An NFPA 72 compliant emergency voice/alarm communication system will be installed throughout the building in accordance with Section 907.5.2.2.
4. Smoke detection will also be provided throughout the building tied to the fire alarm system.
5. The maximum travel distance to an exit will be 100 feet. Code permits 200 feet.
6. Emergency lighting and exit signs will be provided where required in accordance with current code.
7. Similar variances have been approved, including 16-04-20(b), 17-07-59(b), 18-11-36(a), and 18-11-40(a).

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.

☒ 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 hardship is providing a 200 sf, 1-hour rated fire command center that would be needed to take points for category D, while it would provide little benefit in this 2-story building. Fire command centers are typically required for high-rise buildings.

