

Owner / Applicant Information

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The Cross
100 W 3RD ST

ROCHESTER IN 46975

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Project Information

The Cross
100 W 3rd St

ROCHESTER IN 46975

County FULTON

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. 903.2.1.3

Conditions: An automatic sprinkler system will not be provided for the addition + existing building. The project includes a lobby addition of approximately 982 sf to the existing 7,788 sf sanctuary/office building. An automatic sprinkler system is required based upon calculated occupant load over 300 and fire area over 7,000 sf.

The building is Type VB construction and classified A-3 and B 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. The building will have a monitored fire alarm system throughout in accordance with NFPA 72.
2. There are a total of 5 exits from the existing sanctuary.
3. There will be 2 exits from the lobby addition, which will provide an increase in exit capacity beyond existing (2 sets of double doors provided from the lobby addition, there is 1 set double doors and 1 single door existing).
4. The lobby addition will not increase travel distance beyond the 200 feet permitted. Actual travel distance from sanctuary to the new lobby exit will be less than 100 feet.
5. The addition does not increase the actual occupant load of the existing building. The addition relocates existing lobby gathering area, providing a more open lobby space to allow better egress through the lobby to the exits. The lobby is occupied only before and after services in the worship space. The occupant load of the worship space is a maximum of 240 people.
6. Similar variances have been approved including 18-02-33(b), 16-06-40, 13-06-04, and 11-04-32.

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.

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 Y

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 Y☐

Facts: The hardship is the excessive cost of providing a sprinkler system where the actual occupant load is less than 300 people. The addition will provide safer means of egress from the sanctuary than what is currently existing.

