

Owner / Applicant Information

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Designer Information

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Project Information

SB Tribune Tenant Buildout - Ren Dist Bldg 113  
635 South Lafayette Boulevard

South Bend IN 46601

County ST JOSEPH

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)

Table 601, 2014 IBC

Conditions: The mezzanine area of 12,950 sq ft to be constructed as part of the tenant build-out will be of nonrated construction. Based upon the Type IB building construction type classification, the supporting structure and floor system is required to be 2-hour rated. The construction will consist of consist of a main frame of steel tube and wide flange beam construction with light guage steel joist infill and a structural concrete floor deck.

the project scope is a tenant build-out for the South Bend Tribune newspaper involving 33,590 sq ft on the 1st floor and the subject mezzanine. The building is the former Studebaker Truck manufacturing facility constructed in 1945.

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 is protected throughout with an automatic sprinkler system per NFPA 13. The building structure is a concrete frame and floor construction complying with Type IB Construction.

2. In lieu of the required Light Hazard Occupancy sprinkler design, the sprinkler system under the mezzanine will be designed for Ordinary Hazard Occupancy Occupancy. The design density will be twice that required - 0.2 gpm/sf in lieu of the permitted 0.1 gpm/sf. The sprinkler spacing will be as required for ordinary hazard design - 130 sf in lieu of the typical 200 sf per sprinkler for light hazard design.

3. In addition to the sprinkler system, the building is provided with a voice-alarm system throughout.

4. Previous variances have been granted on 2 occasions in this building for varying methods of mezzanine construction - 16-05-46 and 16-12-61.

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: Hardship is the cost to provide fireproofing for the new steel structure for the mezzanine floor.

