

Owner / Applicant Information

Kevin Ault
Brown County Maple Leaf Management Group, Inc.
PO BOX 151

NASHVILLE IN 47448

Phone 8129884901

Email KAULT@HOTELNASHVILLE.COM

Submitter Information

Melissa Tupper
RTM Consultants, Inc.
6640 Parkdale Place

Indianapolis IN

Phone 3173297700

Email tupper@rtmconsultants.com

Designer Information

Stephen Vance Miller
Miller Architects
PO Box 566

Nashville IN

Phone 8129887461

Email march@miller-arch.com

Project Information

Maple Leaf Performing Arts Center
200 Maple Leaf Blvd

NASHVILLE IN 47448

County BROWN

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

Project Status ☒ F F=Filed U or Null=Unfiled

IDHS Issued Correction order? ☐ Has Violation been Issued? ☒ yes

Violation Issued by: SFM

Local Building Official

Phone:

Email:

Local Fire Official

Phone:

Email:

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC, 1109.12.3

Conditions:

The counter height at the ticket counter and concession stands are 42 inches above the floor, code limits that height of sales and service counters to 36 inches above the floor.
The building is a performing arts center, Type IIA construction, and sprinklered throughout.

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

2

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:

There are mobile kiosks (tables) that are set up in the lobby that sell all of the same products that are sold at the concession stands and are no more than 36 inches above the floor.
The ticket counter is where patrons can get information or tickets for future shows while they wait in the lobby the doors to open into the theater.
The maximum reach range for a side approach is 48 inches, the counters are 42 inches above the floor, so they are within the required reach range.
A lower counter height presents a security concern. Lower counters allow for people to jump over the counters.
90% of ticket sales are online and tickets are required to enter the building for shows.

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.

--

 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 the difficulty in altering the existing counters to provide lower counters. The walls the concession counters are in are precast concrete. The venue has been open since August 2019.

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC, 1009.7.4

Conditions: Two new stairs have 1 stair tread that is not uniform in size and shape as the other stair treads. The code limits the tolerance between the largest and smallest tread depths to 3/8 inch. The tread depth of the stair 25 inches at one end and 15 inches at the other. The other stair treads are 11 inches in depth.

The building is a performing arts center, Type IIA construction, and sprinklered throughout.

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

☐ 2 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: A yellow safety stripe has been painted at the stair tread.

The handrail runs straight for the depth of the tread, as if it were a landing, then angles with the remainder of the stair in each direction, which helps occupants notice the change in the tread depth.

Additional lighting will be provided at the stair tread so that occupants can see it better in low-light scenarios.

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.
- ☐ 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 hardship is the difficulty in correcting stairs so that all treads depths are uniform. The stairs, walls on either side, and floor on are cast in place concrete. The venue has been open since August 2019.

