

Owner / Applicant Information

Chris Henry
Chris Henry Venue
4360 N. 1000 E

WHITESTOWN IN 46075

Phone 3177334871

Email CHENRY@THINKSIS.COM

Submitter Information

Christina Collester
RTM Consultants, Inc.
6640 Parkdale Place

Indianapolis IN

Phone 3177278423

Email collester@rtmconsultants.com

Designer Information

Joseph Lese
The Progress Studio
5915 College Avenue

Indianapolis IN

Phone 3179781100

Email joseph.lese@theprogressstudio.com

Project Information

Chris Henry Venue
4360 N. 1000 E

Whitestown IN 46075

County BOONE

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

Project Status ☒ U 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 1004.1.2 2014 IBC

Conditions: A posted occupant load of 49 maximum will be provided mezzanine event space in lieu of a calculated occupant load. Based upon an area of 953 sq ft and an occupant load factor of 15 sq ft per person for less-concentrated assembly use, the calculated occupant load is 64. The exception to this section in the model code (deleted in Indiana) would permit an occupant load less than that determined by calculation where approved by the building official. Per the attached exhibit, the layout of the room limits the seating configurations for banquets.

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. Based upon the proposed configurations of the space per the attached exhibit, actual maximum seating count will be 32.
2. The restroom and stair location and aisles required for service limit the use of the floor area.
3. The exception to Sec. 1004.1.2 in the model code (deleted in Indiana) would permit an occupant load less than that determined by calculation for areas without fixed seats where approved by the building official.
4. Maximum common path of travel distance to the bottom of the stair is approximately 75 feet. Maximum travel distance to an exit is 100 feet, code permits up to 200 feet.
5. Similar variances have been granted previously for a posted occupant load in areas without fixed seats a variety of circumstances, including 19-12-63a, 18-08-28, 18-07-37b, 18-03-66, 17-06-24b, and 16-01-28.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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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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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.

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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 limitations to the layout below limit the usable space of the mezzanine. It also limits the availability of use for occupants as calculated using the occupant load factor and ability to provide a remote second means of egress.

Variance Details

Code Name: 2010 Indiana Energy Conservation Code (675 IAC 19-4)

4.1.1.1

Conditions: The Event Venue will not be designed to fully comply with the Energy Code. Based upon the provision of intermittent seasonal conditioning, full compliance with the Energy Code is required. The building envelope will not meet prescriptive requirements of the Energy Code, nor pass Comcheck.

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

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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:

Small conditioning units will be used to provide minimal heat intermittently during seasonal periods as needed.

Due to the very minimal energy usage, lack of compliance with the Energy Code will not be adverse to public welfare.

Similar variances for seasonally occupied structures have been approved, including 11-05-17, 11-06-53, 11-07-21, 13-04-22, and 13-11-61c, 16-03-18, 16-03-55, 16-04-46, 16-05-9, 16-05-11, 16-06-19, 17-10-12, 17-12-60, 17-10-55, 18-10-20, 18-10-21, 18-03-26, 18-12-10, 19-08-31 and others.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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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 cost to provide a fully compliant design to meet the Energy Code for a building with very minimal energy usage. The payback in Energy savings would not be realized within the expected life of the buildings.

Variance Details

Code Name: Other Code (Not in the list provided)
903.2.1.2, 2014 IBC

Conditions: An automatic sprinkler system will not be provided in c, classified as A-2 Occupancy. A sprinkler system is required due to a fire area of first floor and mezzanine exceeding 5,000 sq ft (approximately 7,800 sq ft actual) and an occupant load of 100 or more (approximately 350 calculated occupant load).

The building will be Type VB Construction.

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 be provided with an automatic fire alarm system, with a shunt trip provided to shut down the sound system upon system actuation.
2. The building will be provided with smoke detection throughout (not required by code) tied to the fire alarm system.
3. Five exterior exits are provided from the assembly area, at least one from every side, exceeding the code required two exits, with a maximum travel distance of less than 75 feet to an exit from the event space.
4. The kitchen does not contain commercial cooking equipment and is for warming only.
5. Previous similar variances have been granted for new 1-story A-2 Occupancy buildings in rural locations including 19-02-39, 18-02-39, 18-01-24, 17-08-65, 17-08-55, 17-07-32, 16-11-31, 16-06-07,16-05-45, 16-04-51, 16-02-25, 16-01-24, 15-10-22, 15-04-41, 14-10-19, 14-03-33, 13-03-33, and 12-12-21.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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☐ 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: A water supply capable of supplying an automatic sprinkler system is not available to the site. A sprinkler system would require the additional installation of a fire pump, building and tank. Estimated cost is \$150,000 plus additional electrical and site work.

