

Owner / Applicant Information

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Designer Information

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Project Information

County Line Road Retail Building
2400 West County Line Road

Indianapolis IN 46217

County MARION

Project Type New 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)

507.5.1, 2014 IFC

Conditions: A fire hydrant connected to a water supply capable of providing required fire flow will not be provided within 400 feet of the new 1-story 3,600 sq ft retail building. The nearest public water supply capable of providing required fire flow is a City of Indianapolis water main located 2,600 feet to the east along County Line Road.

The building will be classified as M Occupancy and 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 a monitored fire alarm system, and provided with smoke detection throughout - not required by code for this occupancy. The system will provide an automatic alarm in the event of fire.

2. Based upon the size of the building and provision of two (2) exits, egress travel distance will be a maximum of 60 feet. The lack of a water supply for fire fighting is not a life safety issue for building occupants.

3. Fire extinguishers will be provided, as required.

4. Similar variances have been granted for buildings in Marion County without a public water supply capable of the required fire flow where a monitored fire detection and alarm system is provided, including 20-02-52, 18-02-33a, 17-05-56, 17-10-45, 17-09-55, 19-07-06, 16-12-49, 16-10-16, 14-01-40a, 13-04-30a, 12-12-49b, 10-04-55d.

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.

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 nearest public water supply capable of supplying a fire hydrant is 2,600 feet from the site. The estimate to bring the water supply to this site is \$661,800. The approximate project cost otherwise is \$600,000.

