

Owner / Applicant Information

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Project Information

Brown County Music Center, formerly known as Maple Leaf Performing Arts Center
200 Maple Leaf Blvd

NASHVILLE IN 47448

County BROWN

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

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

IDHS Issued Correction order? ☒ No Has Violation been Issued? ☒ yes

Violation Issued by: SBC

Local Building Official

Phone:

Email:

Local Fire Official

Phone:

Email:

Variance Details

Code Name:

1108.2.4 2014 IBC

Conditions: Actual Code cited was the 2014 IBC 675 IAC 13-2.6. This was not in the list of those to be chosen.

Dispersion of wheelchair seating spaces.

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: With our design, we felt that we had met the basic intent of the code in that we kept the HC seating in prime viewing locations that extend across a wide angle of viewing locations. At only 72" from the front of the stage, they provide ideal viewing. The design of the auditorium allows for very little appreciable difference in seating location desirability. We have been told, by many of our patrons that "there isn't a bad seat in the house".

Obviously the inspector / complainant disagrees with our premise.

A possible alternative would be to grant a variance from the 1:12 ramp maximum to allow our current aisles sloped at 1:10, to allow access to numerous aisle seats along our 4 main aisles.

Maintaining the maximum 30" vertical rise of a ramp, we could provide access to approx. half way down the main aisle slope. This would place the HC person at row J, 38" from the front of the stage. If a HC person should demand such a seat, our seats can easily be unbolted from the floor and removed, if need be. One concern, this places a WC at the end of a row, in case of an emergency this could be an issue.

Our facility is fully staffed to offer assistance, should it be needed.

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.

☐☒ Y☐

Facts: Providing HC access to the stadium style seating areas would be extremely expensive. Adding an elevator, with its associated building modifications, mechanical extensions, shaft enclosure and controls, would cost well over \$250k. This is made more impractical, because the only seating that could be accessed would be the very back row.

Adding an addition to house a 1:12 ramp would also be very expensive as the length with the need to "double back" would make it impractical. Estimated cost would be approx. \$150k.+ per side of the structure. Again the structure, HVAC, lighting, etc. would be involved. Not to mention it would still land at a 1:10 sloped floor. We don't have cross aisles, so there would be very limited access to very small number of available seats.

