

Owner / Applicant Information

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Project Information

Knapp Supply Company  
400 South Ohio Avenue

Muncie IN 47302

County DELAWARE

Project Type New  Addition  Alteration  Existing  Change of Occupancy

Project Status  U F=Filed U or Null=Unfiled

IDHS Issued Correction order?  Has Violation been Issued?

Violation Issued by: NA

Local Building Official

Phone:  Email:

Local Fire Official

Phone:  Email:

Variance Details

Code Name: 12-4-9 Maintenance of Existing Buildings and Structures

(c)

Conditions: Buildings and structures, and any part of the permanent heating, ventilating, air conditioning, electrical, plumbing, sanitary, emergency detection, emergency communication, or fire or explosion suppression systems, and all parts thereof, constructed, installed, or altered prior to the adoption of applicable rules by the commission or its predecessor agencies (including construction, installation, or alteration prior to the creation of the predecessor agencies) shall be maintained in a condition at least as safe and sanitary as they were when constructed, installed, or altered.

The existing sprinkler system was not maintained by the previous owner and the system is in need of complete replacement. The existing sprinkler system will not be maintained.

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= 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: The property adjacent to the owners current building (420 South Ohio) has a common wall and was acquired by Knapp Supply Company. The building is approximately 80,000 s.f. and type III-B construction. The building is used for storage under 12 feet in height, class I-V Commodity and some PVC pipes stored to no higher than 6 feet.

Smoke detection system will be added to the security system and sound a local alarm and send a signal to a third party monitoring service.

10 exit doors are provided from the building. Exit travel distance is less than 1/2 of that required by code.

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: The existing building at 420 South Ohio is not currently sprinklered. The estimate to repair the existing system is approximately \$450,000.00 including demolition.

This number far exceeds the value of the existing property. The original portions of the two buildings were constructed in the late 1800-early 1900's.

Variance Details

Code Name: Other Code (Not in the list provided)

2014 IBC Table 503

Conditions: The existing building is over area.  
A partial sprinkler system was allowed to freeze prior to being acquired by the new owner. The existing building was constructed originally in 1890 with many additions over the years. The building has approximately 66,900 sf of floor area on the 1st floor with approximately 9,296 sf of floor area on multiple mezzanines, The building will be classified as Type IIIB Construction with non-separated B and S-1 Occupancies.

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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: This Chapter 34 analysis is not for a change of occupancy but was conducted on request of the local fire department as a means to evaluate the existing building safety with out sprinklers.  
The building will be upgraded with following features and fire protection systems:  
¿ Smoke/heat detection throughout  
¿ Manual fire alarm boxes in accordance with section 907.4 and alarm notification in accordance with section 907.5.2  
¿ Storage limited to 12 feet in height.  
¿ Add a door to the north side of the building to reduce travel distance to 100 feet.  
¿ Exit signage and emergency lighting per current code.  
The building area exceeds the allowable area resulting in a negative score. All other areas have been improved to result in the maximum score possible.

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.

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 existing building at 420 South Ohio is not currently sprinklered. The estimate to repair the existing system is approximately \$450,000.00 including demolition. (additional estimates have been added to the application)  
This number far exceeds the value of the existing property. The original portions of the two buildings were constructed in the late 1800-early 1900's.

