

Owner / Applicant Information

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Project Information

Sweetwater Front Entry Vestibule  
5501 US Highway 30 West

Fort Wayne IN 46818

County ALLEN

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: 2010 NFPA 13 Installation of Sprinkler Systems (675 IAC 28-1-5)

8.1.1

Conditions: Automatic sprinkler protection will not be provided within the new glass vestibule addition of 250 sq ft to the existing facility.

The project involves Phase 3 of renovations and additions to Sweetwater's main building. The building is mixed use, including retail, office, and assembly uses. Sweetwater is a supplier of musical and sound equipment for musicians, recording studios, schools, houses of worship, concert sound companies and broadcasters.

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 small vestibule is used for pedestrian traffic only, with no combustible fuel load.  
2. Sprinkler protection is provided in the immediately adjacent building lobby as required.  
3. Variances have granted previously for glass vestibules, including 19-01-22, 19-07-20a, 16-08-10, 16-07-25a, 15-11-11a, 15-04-15b, 14-06-11, and 13-10-60a.

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: There is no feasible method of providing sprinkler protection within the vestibule without exposed sprinkler piping in the lobby.