

Owner / Applicant Information

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Project Information

Leatherman Supply Renovation
2423 Peddlers Village Rd

GOSHEN IN 46528

County ELKHART

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

Project Status ☒ F 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)
1003.2, 2014 IBC

Conditions: Ceiling height in portions of the renovated 2nd story will be less than the permitted 7 ft 6 in based mostly on existing conditions - however the installation of a gypsum board ceiling on furring channels to the existing steel building purlins will further reduce existing ceiling heights. Current code requires a minimum ceiling height of 7 ft 6 in in the means of egress.

The project includes finishing out the existing 2nd story for employee use - offices and an employee lounge, classified as B Occupancy. The previous use of the 2nd story was mostly unfinished storage. The building is classified B, F-1, and S-1 Occupancies, and Type IIB Construction. The structure is a pre-engineered metal building. Leatherman supplies cabinets, counter tops, doors and windows.

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 2nd floor will be occupied by employees only, familiar with the building.

2. The 2003 Indiana Building Code and prior IBC editions back to the mid-1980's permitted 7 ft ceiling height in the means of egress - most of the areas are maintained at this level or higher. (See attached plans for locations involved)

3. The landing area at the top of the south stair will be just over 6 ft 8 in, which is the permitted height for stairs and landings.

3. Variances have been granted for several renovation projects in existing buildings under a variety of circumstances over the past 10 years, including 19-12-18, 19-10-01, 18-02-37c, 18-02-21a, 17-08-37c, 16-03-68, 15-10-08, 15-09-39, 15-04-42d, 14-04-34, 11-03-17b, 10-09-34f, 10-07-46, and 10-03-25.

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.
- 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 ceiling heights are largely due primarily to the height of the existing building structure. Installation of the gypsum board ceiling on furring channels will reduce ceiling heights overall by about 1.5 inches.

