

Owner / Applicant Information

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Submitter Information

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Designer Information

Jermey Bowers  
Service-Design Associates  
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Auburn IN

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Project Information

Lake James Condos  
3108 N Bayview Rd

ANGOLA IN 46703

County STEUBEN

Project Type New ☒ Y 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: 2606681000

Email: buildingcommission@co.steuben.in.us

Local Fire Official

Phone: 2606681000

Email: slehmanangol@angolain.org



Variance Details

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

2014 IBC 903.2.8

Conditions: A new R-2 Occupancy 6 unit condominium project will have a NFPA 13D fire suppression system in lieu of a NFPA 13R fire suppression system. Each end of building will be 2-stories consisting of one story flats for a total of 4 units. The middle section will be 2- story Townhouse style design consisting of a total of 2 units.

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 NFPA 13D automatic sprinkler system 2010 Edition.  
2. Each unit will be separated with 2 hour fire barriers, 2nd floor flats will be separated from 1st floor flat with the required 1-hour horizontal assembly. Garages will be separated from dwelling units with 1-hour fire partitions.  
3. Exit lights and emergency illumination will be provided, but not required.  
4. Smoke detection will be provided as required.  
5. Travel distance to an exit is approximately 68 feet from 2nd floor. Code permits 200 feet.  
6. Emergency escape and rescue windows will be provided in each room utilized as sleeping rooms as required by Section 1029.1 IBC.  
7. Previous similar variances have been approved for either no sprinklers or the use of a NFPA 13D system as follows: 19-09-38, 18-08-45, 17-06-62, 17-06-33b, 19-05-80, 19-04-03, 18-11-36d, 16-12-77, 18-02-26, 15-06-32, 19-01-01, 18-03-68, Camp Lutherhaven 2011, 2012, 2013 and many more.  
8.The fire department has been consulted on the variance and their comments will be forth coming.

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 owner's undue hardship involves the estimated cost (\$175,000 +) to install a NFPA 13R system (BLDG will be located on the shoreline of a lake). BLDG cost is approximately 1.6 million. Sprinkler cost would be 11% of construction cost. This does not include monthly monitoring cost and other items listed in enclosed quote.

