Owner / Applicant Information

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Project Information

George Ade Carriage House
3705 IN SR 16

Brook IN 47922

County NEWTON

Project Type New [ ] Addition [ ] Alteration [ ] Existing [ ] Change of Occupancy [Y]

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: 2192856080 Email: cvanderborg@newtoncounty.in.gov

Local Fire Official

Phone: 2192856080 Email: kidclerk@aol.com

Variance Details

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

2014 InBC Section 3401.1

Conditions: Chapter 34 will be utilized in the conversion of a non-Class 1 structure into a Class 1 structure. The code only permits Chapter 34 to be utilized for the change of occupancy in Class 1 structures.

The project consists of the conversion of the existing historical George Ade carriage house into a small event space. The event space will consist of three event/meeting rooms, a warming kitchen, restrooms and support areas. The building is 2 stories in height with the first floor 1,540 SF and the second floor 1,390 SF. The building is classified as an A-2 Occupancy, fully sprinklered and of Type VB construction.

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

[1]

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 passes the Chapter 34 evaluation.
2. A structural analysis of the live loads has been completed and structural modifications have been incorporated into the design. (letter and STR drawings provided)
3. The building will be provided with a NFPA 13 sprinkler system.
4. The building will be provided with a fire alarm system.
5. Numerous variances have been granted in the past to allow Chapter 34 to be utilized in the conversion of non-Class 1 structures.

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.

[Y] 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.

[Y] Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure

Facts: Imposition of the rule would essentially prohibit the use of the structure for the proposed use.

Variance Details

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

2014 InBC Section 1009.4

Conditions:

The stair width from the second floor will be 2'11 1/4" in width down to the landing and 3' in width from the landing down to the first floor. Due to the calculated occupant load of the second floor, the minimum width requirement is 44".

As part of the carriage house conversion, the existing stairs are being reconstructed in order to provide tread depths and riser heights in compliance with current codes. The location of the stairs are not changing due to historical significance. Due to the location of the stairs in relation to structural columns, the required 44" width cannot be provided. The second floor consists of a 218 SF room with a calculated occupant load of 15 and a 579 SF room with a calculated occupant load of 39. A second means of egress, exterior stair, is provided through room 201.

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

[1]

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 is provided with a NFPA 13 sprinkler system.
2. The stairs provide efficient width in accordance with width calculation of Section 1005.3.1.
3. A second, compliant egress stair is provided through Room 201. With Room 201 provided with an egress stair directly to the exterior, the interior stair in question would be permitted to be 36" in width if only serving Room 206 and supporting spaces.
4. The stair tread depths and riser heights are being modified in order to meet current code requirements.

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.

[Y] Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure

Facts:

Imposition of the rule would required relocation of the stairs. Due to the historical nature of the building, the stairs need to remain in the historical location. Given the presence of the sprinkler system in the building, the second means of egress from the second floor and the small spaces of the second floor, the proposed stair width will not be adverse to public safety.