Owner / Applicant Information

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Project Information

Blakford County 4-H
310 E. Park Ave.

Hartford City IN 46348

County BLACKFORD

Project Type New [ ] Addition [ ] Alteration [ ] Existing [Y] 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: 7653483884 Email: aowen@blackfordcounty.in.gov

Local Fire Official

Phone: 7653483884 Email: hcfdfire@hartfordcity.net

Variance Details

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

2014 IBC 903.2.1.3

Conditions: The Owner of an existing S-1 Occupancy of 8,640 sf of Type VB construction is requesting to utilize the 4-H building for temporary assembly uses. The primary use of the building will be a storage building. The majority of the assembly uses are one-day events (see email with list of events) during the year that the design occupant load would be under 300. The only multi-day event would be the cattle show during the 4-H fair for 9 days. Out of the 9 days there are 5 days where occupants would enter the building for animal shows that last 3-4 hours. The design occupant load for the cattle shows are 100-150 occupants. The calculated occupant load for the building as an A-3 use would over 300 and would require a fire suppression system. The variance request is to not require the fire suppression system.

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]

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 6 exits and based upon calculated occupant load 3 exits are required. Design occupant load would only require 2 exits. Refer to drawings for Locations.
2. Exit signs are provided as required by the IBC.
3. Emergency lighting is provided as required by the IBC.
5. The primary use of the building is a storage building and based upon this use a fire suppression system is not required.
6. Four of the six of the one-day events are scheduled for 3-4 hours. See enclosed email with the list of scheduled events.
7. Building will have a posted maximum occupant load of 299 occupants.

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.

[ ] 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 feasibility of providing a fire suppression system for the building when the primary use is a S-1 Occupancy storage building and assembly use has a design occupant load not exceeding 299 occupants.