Owner / Applicant Information

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Project Information

Tri-Township Fire Department
601 Hamburg Way

CLARKSVILLE IN 47172

County CLARK

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

Project Status [F] F=Filed U or Null=Unfiled

IDHS Issued Correction order? [ ] Has Violation been Issued? [ ]

Violation Issued by: NA

Local Building Official
Phone: 8122887155 Email: jstanley@co.clark.in.us

Local Fire Official
Phone: 8122887155 Email: Amousavi@ttftpd.org

Variance Details

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

675 IAC 22-2.5 (2104) 903.4

Conditions: Per Section 903.4 of the Indiana Fire Code (675 IAC 22), all valves controlling the water supply for automatic sprinkler systems must be electrically supervised by a listed fire alarm control unit. Our request is not in compliance with this rule because the main Outside Screw and Yoke (OS&Y) control valve, which regulates the main water supply line within our exterior underground fire vault, is not electronically monitored or tied back to a fire alarm panel. Instead, the valve is manually and physically secured.

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: The non-compliance with the electrical monitoring rule will not be adverse to public health or welfare. The OS&Y control valve is structurally positioned above ground level inside the secure vault environment where it has been heavily physically secured and padlocked/chained in the fully open position. This manual lockout ensures that the water supply cannot be accidentally, inadvertently, or maliciously shut off. Furthermore, because this facility is operated by the Tri-Township Fire Department, the structure and the vault are under the constant oversight, regular inspection, and immediate physical control of trained fire service personnel. The physical locks provide an equivalent level of system reliability to ensure the automatic sprinkler system remains fully charged and operational at all times.

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: Imposition of this rule would result in an undue operational and financial hardship due to severe environmental and structural limitations. The underground fire vault regularly experiences severe, catastrophic flooding from a high ground-water table. Ground-water infiltration occurs at an aggressive flow rate that completely outruns standard mechanical sump pumps. Attempting to install electronic tamper switches and supervised electrical monitoring components inside this vault would result in the equipment being constantly submerged in water. This would cause immediate, repetitive electrical failures, short circuits, and continuous false fire alarm activations. Trying to engineer a completely water-tight, pressurized vault or installing industrial pumping infrastructure capable of keeping pace with the natural water table would cost an astronomical and unsustainable amount of public tax dollars. Forcing compliance would actively disrupt emergency fire department communications and operations due to constant equipment malfunctions.

Variance Details

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

Conditions: A vault was installed for this new firehouse. It is prone to groundwater flooding and therefore cannot have tamper switches installed at the vault. The flooding would potentially cause shorts and then false alarms. Our alternative is to lock up the OS&Y with a mechanical

shorts and then false alarms. Our alternative is to lock up the CS&T with a mechanical locking mechanism. This would still allow for monitoring to take place but insure that no one was able to turn off the monitoring capabilities. This process has been performed in other places within our area due to water in the vault.

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:

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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Facts: