Owner / Applicant Information

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Submitter Information

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Designer Information

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OneFourTwo Architecture, PC
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Project Information

Heartland Industrial Park - IND101
Intersection of W. CR 200 S. & S CR 400 W.

Sullivan County GA 47882

County SULLIVAN

Project Type New [Y] Addition [ ] Alteration [ ] Existing [ ] 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: 3174025420 Email: SEGRAY@DHS.IN.GOV

Local Fire Official

Phone: 3174025420 Email: sthwyman@yahoo.com

Variance Details

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

2014 IBC table 1016.2

Conditions: The reasoning for a variance from the state adopted 2014 IBC to the 2024 IBC is the newer code (1) clearly identifies F-Factory Group as an applicable occupancy that cover Energy Storage Systems (ESS) in dedicated us buildings (Data Centers) ¿ code section reference 306.2 and (2) allows an increased travel distance for either S-1 or F-1 without the requirement for the sprinkler system being an ESFR type, code section reference 1017.2.2. This is contrary to the 2014 IBC requirement where the sprinkler system has to be ESFR and being that this a data center, the sprinkler system will be a pre-action type. Setting F-1 as our primary occupancy for Data Centers clearly delineates and aligns with newer codes that outlines code requirements for this building type which alleviates any grey areas of historically used B-Business or S-1-Storage as the primary occupancy.

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. Occupancy: 2024 IBC code clearly identifies Data Center type buildings under F-Group vs. B or S occupancy
2. Maintains Building Type: Allows the project to remain a Type IIB, Unlimited Area, Single-Story, Mixed-use Non-Separated building.
3. Increased Travel Distance: Permits an increased travel distance of 400 feet (Section 1017.2.2).
4. Eliminates ESFR Requirement: Removes the 2014 IBC mandate for an Early Suppression Fast Response (ESFR) sprinkler system, allowing the use of a pre-action sprinkler system, which is critical for data center environments.

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.

[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: By using 2024 IBC as the model code for this project we are setting the occupancy as B ¿ Business for administration / office areas, F-1 ¿ Moderate Factory Industrial for all data center areas and S-1 for miscellaneous data center storage purposes as it allows us to maintain our approach as Type IIB, Unlimited area Single story building w/ Mixed Use Non-separated occupancies and allows an increased travel distance of 400¿ while using a non-ESFR type sprinkler system. The drawings will outline this code approach and will be noted as ¿pending variance approval¿ when submitted for review.

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