Owner / Applicant Information

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Project Information

Indian Creek Pool Complex
1770 Avoca Eureka Rd

BEDFORD IN 47421

County LAWRENCE

Project Type New [ ] 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: 3179105162 Email: ratherton@dhs.in.gov

Local Fire Official
Phone: 3179105162 Email: tractorwrecker@hotmail.com

Variance Details

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

903.2.8, 903.3.1.2 2014 InBC

Conditions: Would like to install a NFPA 13D Automatic Sprinkler system in lieu of the NFPA 13R required under 903.3.1.2

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:

Proximity to fire departments: The camp is close to two Fire Departments. Indian Creek, which has two separate routes to the camp. The first route is 3.9 miles and 7 minutes travel time, the second route is 4.2 miles and 8 minutes travel time. The Oolitic Fire Department is 2.3 miles away with 5 minutes travel time.
Available water supply: There is an existing fire hydrant at the church camp that is less than 150' from the building. The fire hydrant is 5 to 10' off of the main driveway. The fire department will have close availability of a good water source.
Additional exits: Section 1021 requires 2 exits from the each floor. We have provided (4) 6' wide double doors, at the center of each wall, exiting from the main floor to the deck. The exit access travel distance is less than 80' from the farthest point to the nearest exit. Two stairways have been located on the west end of the building. This reduces the longest exit access travel across the deck to the stairs. For the basement floor, we have provided a 6 foot wide, two leaf double door in the south wall, (2) 36" doors in the west wall (the door to the pump room was not counted), and a 6 foot wide, double door with two additional 36" wide doors in the north wall. These doors are spaced around the building to meet the requirements of 1015.2.1. The longest exit access travel distance is 60' with multiple paths. All doors exit directly to grade.
Separation walls: All interior walls will be 5/8" type X drywall on both sides for a 1 hr rating. Additionally the ceiling on both levels will be two layers of 5/8" type X, providing a 1 hr rating. Draft stops in the attic will be installed per 718.4.2.
Fire Alarm: 907.2.8 call for a manual fire alarm system to be installed. In lieu of that an automatic fire alarm with smoke detection and a control panel will be installed.
Occupancy Limits: The building will be used for weekend (typically Fri Sat Sun) style retreats. Not full time occupancy

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 Indian Creek Church camp is operating on a limited budget. The building is being constructed under a grant from the Eli Lily Endowment Fund. The 13R sprinkler system will put the project over budget. The 13D is more economical and will not cause the project to go ver the budget.