Owner / Applicant Information

Leslie A Samelson

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Michigan City IN 46360

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Project Information

MAJIK FAKTORY
1602 Tennessee Street

Michigan City 46360

County LAPORTE

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

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: [2198731419] Email: [sdowns@emichigancity.com]

Local Fire Official

Phone: [2198731419] Email: [jbruner@emichigancity.com]

Variance Details

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

2014 InFC 3314.1

Conditions:

Applicant: Nfr Institute of Technology, Inc. (NIT)
Project: MAJIK FAKTORY
Request for Variance : NIT requests a phased installation of an abandoned sprinkler system. Phase 1: F.E. Moran will install a fire suppression system at the first and basement level. Phase 2: Sprinkler system installed throughout building To code- NFPA 13 2010. Phase 3: Alarm system installed- NFPA 72 2010. Currently, Water Works repaired a leak in the main water supply. Intake water pipeline to MAJIK has been cut off. Fire Marshall, Building Inspector and Planning Dept. are aware of all circumstances.
Location and Building Description: 1602 Tennessee Street, Michigan City, IN 46360
Structure Type: Masonry construction with heavy old timber beams and 3-inch thick wood floors. Building is subdivided by fire-rated floor assemblies with fire doors between levels. INDNR-DHPA has determined MAJIK eligible for the National Register of Historic Places.
Historical Use: The building housed Burnham Glove Company's manufacturing operations from 1901- 1970's. It later served as a woodworking facility, which operated without a functional fire suppression system. The present sprinkler system exists without maintenance or operational oversight since at least 1990.
Basis for Variance: Our fundraising team was derailed as 3 members suffered family deaths. (2 mothers and 1 sister, all the last living individual in their household) Capital costs increased: (135% for electric and 17% insurance) Now we are set to raise funds. The full cost of $120,000 is prohibitive, where $60,000 is within reach.

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= 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:

Fire Safety and Mitigation: While the system remains inactive these precautions will be in place: Smoke detector and fire alarm system; Portable fire extinguishers; Access control to building entry; Prominent signage; and ongoing communication and coordination with the local Fire Marshall.
Proximity to Fire Protection Services: The property is located .4 miles from MC Fire Station 1at Ohio Street, which is a 60 second response time. Station 2: US 12(~1.5 miles Station 3 HWY 212(~1.7 miles)
Timeline: Phase 1: installation of a wet system for the basement and first level capped at the second floor. This begins in September and finishes in October. Only the first floor is available to patrons. Allowing a phased installation allows for the continuance of fundraising to complete the full sprinkler system installation.

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:

Hardship and Equivalency:
MAJIK FAKTORY:
Nfr Institute of Technology, Inc is an established non-for-profit since 2014. We intentionally selected the Burnham Glove Factory, an historic building in the heart of Michigan City to preserve an important community asset while establishing an innovative center that provides educational programming, workforce development, collaborative maker spaces and entrepreneurial resources for the public. After purchasing the building, owners discovered that this Innovative Incubator could not obtain a certificate of occupancy without the sprinkler system installation. This knowing that this building housed woodworking operations without fire incident.
Immediate enforcement would create a substantial financial strain and derail the planned renovation timeline and capital budget. F.E. Moran's contract is to start installation in September. With the safety risk and temporary safety mitigation measures, we believe this variance will uphold public safety measures while preserving a historically significant structure allowing MAJIK FAKTORY innovative incubator to move forward as a valuable educational and economic development resource for the Michigan City community.

Variance Details

Code Name: 1985 Indiana Fire Prevention Code (675 IAC 22-2)

12-5-4, 12-5-6

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