Owner / Applicant Information

Ryan Frank
KidzMatter Ministries Inc
432 EAST VAL LANE

MARION IN 46952

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Project Information

KidzMatter Ministries Inc
432 East Val Lane

Marion 46952

County GRANT

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? [yes]

Violation Issued by: LFD

Local Building Official

Phone: 7656629931 Email: jdickerson@cityofmarion.in.gov

Local Fire Official

Phone: 7656629931 Email: apersinger@cityofmation.in.gov

Variance Details

Code Name: 2011 NFPA 25 Inspection, Testing and Maintenance of Water Based Fire Protection Systems (675 IAC 28-1-12)

675 IAC 12-4-9(a)

Conditions: The existing building contains a water-based fire sprinkler system that was inactive at the time the current owner acquired the property and has remained inactive. The building was originally constructed for use as a data center, which included the installation of the sprinkler system. The building is now used primarily as office space with approximately six

system. The building is now used primarily as office space with approximately six employees and does not regularly serve children or the general public. The applicant is requesting a variance from the applicable NFPA 25 inspection, testing, and maintenance requirements to allow the existing sprinkler system to remain inactive rather than requiring the system to be restored, repaired, tested, and maintained as an active fire protection 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:

The building is currently used as administrative office space for KidzMatter and is normally occupied by approximately six employees. Children are not served in the building, and it is not used as a school, daycare, residential facility, or public assembly space. The building was originally constructed for use as a data center, and the existing sprinkler system was already inactive when the current owner acquired the property.

In lieu of restoring and maintaining the existing sprinkler system, the applicant will maintain the building's fire alarm system in operational condition and complete required testing and inspections. The applicant will also maintain properly located and inspected portable fire extinguishers, clear and unobstructed means of egress, required exit signage and emergency lighting, and other applicable life-safety requirements.

Given the building's current use as a low-occupancy office, the small number of occupants, the absence of children and residential or assembly occupancy, and the continued maintenance of the building's other life-safety systems, the applicant believes these alternative measures provide reasonable protection for occupants and that granting the variance will not be adverse to public health, safety, or welfare.

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 building was originally constructed and operated as a data center. The existing sprinkler system was already inactive when KidzMatter acquired the property in 2011 and has remained inactive throughout the current ownership. The building is now used solely as administrative office space and is normally occupied by approximately six employees. Children are not served in the building, and the building is not used as a school, daycare, residential facility, or public assembly space.

Requiring KidzMatter to reactivate and thereafter inspect, test, repair, and maintain a legacy sprinkler system that has been inactive since before the current ownership would create a significant operational burden in the continued use of this existing building as a small administrative office.

KidzMatter proposes instead to maintain the building's other applicable life-safety protections, including an operational and regularly tested fire alarm system, inspected portable fire extinguishers, clear means of egress, required exit signage, and emergency lighting.