Owner / Applicant Information

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Project Information

Red Gold Orestes Migrant Housing Restroom Addition
120 E. Oak Street

Orestes IN 46063

County MADISON

Project Type New [ ] Addition [Y] 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: 7656419541 Email: BNEWMAN@MADISONCOUNTY.IN.GOV

Local Fire Official

Phone: 7656419541 Email: firechief@cityofalexandria.in.gov

Variance Details

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

2014 IBC 903.2.8

Conditions: The 2014 IBC requires an automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area. The new migrant housing units at the existing facility will not be sprinklered. A previous variance was granted to omit sprinklers in the seasonal housing units.

This project is a remodel and addition to the existing residential units to include a bathroom for each unit in Buildings "E" and "W" of 86 s.f per unit.

Sprinklers will not be added to the exisitng buildings.

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: 1. There will be no increase in existing occupant Load designated to each sleeping unit.

2. Per NFPA 13R systems and residential areas of NFPA 13 systems, sprinklers can be omitted from bathrooms less than 55 square feet The new bathroom area is less than 55 s.f and would be otherwise exempt from the requirement for sprinklers.

3. Smoke detection are provided throughout in accordance with section 907.2.11.1 and will be interconnected to provide an evacuation alarm throughout the building.

4. Each dwelling unit is provided with a door directly to the exterior.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

[Y] 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.

[ ] 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 infrastructure at the site was not designed for automatic sprinklers in the housing units. The method of protection being implemented is similar to the method used for townhouses and as approved in previous migrant housing variances. Including 09-06-48 and 22-03-30.