Owner / Applicant Information

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ELKHART IN 46516

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Submitter Information

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Designer Information

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Project Information

Highwater Marine Addition
4310 Middlebury Street

Elkhart IN 46516

County ELKHART

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: 5742938931 Email: tim.vistine@coei.org

Local Fire Official

Phone: 5742938931 Email: AARON.GERBER@CITYOFELKHARTIN.GOV

Variance Details

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

507.3, 2014 IBC

Conditions: The proposed addition of 56,568 sq ft + existing area of approximately 62,000 sq ft existing manufacturing facility will be designed as an unlimited area building but will not have 60 feet of frontage for 8.8% of the building perimeter. 8.8% of the total building perimeter will have 42.5 feet along the west exterior wall of the addition. Additionally, there is 54.5 feet from the existing building at a tangent point to an existing building on the same property. Code requires 60 feet of open space surrounding a building designed as unlimited area.

The building is classified as F-1 Occupancy and Type IIB Construction. The facility manufactures boat seating and upholstery products.

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. The building will be protected throughout with a sprinkler system per NFPA 13. The building will be of noncombustible construction.

2. Vehicle access will be provided around the perimeter of the combined new/existing building.

3. NFPA 80A, Protection of Buildings from Exterior Fire Exposures, states in Sec. 5.6.3 that where exposing buildings are protected throughout with an automatic sprinkler system, no exposure hazard is considered to exist.

4. Based upon automatic sprinkler protection in the building, the minimum 42.5 feet of frontage, and fractional perimeter of the building lacking 60 feet of frontage, the proposed expansion of the building will not be adverse to safety.

5. Similar variances have been approved for lack of 60 feet of separation under a variety of circumstances, including 23-05-03, 26-06-71, 26-01-70, 26-02-09, 25-11-05, 25-02-34, 24-07-07, 20-02-06, 19-10-23, 23-12-84, 23-05-24, 22-07-62, 22-01-28, 20-12-42, 19-01-28, 19-10-23, 16-09-35a, 16-01-19, 18-05-30, 18-02-21, 16-07-55, 16-07-59, and 16-07-60.

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: Hardship is the restricted site from east to west. The proposed construction cannot be placed on the site to meet the 60 feet of frontage based upon configuration of the site and maintaining building configuration to meet operational needs.