Owner / Applicant Information

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Submitter Information

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Project Information

Project Wolverine
9290 Corrugate Ave

Brownsburg IN 46112

County HENDRICKS

Project Type New [Y] Addition [ ] 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: 3178521128 Email: sfletcher@brownsburg.org

Local Fire Official

Phone: 3178521128 Email: phudson@brownsburgfire.org

Variance Details

Code Name: 2008 Indiana Fire Code (675 IAC 22-2.4)

Section 2403.5

Conditions: The proposed membrane structure will be utilized as a temporary break and warming/cooling area for construction personnel during the construction of the Labcorp facility in Brownsburg, Indiana. The construction schedule is approximately 24 months in duration. The requested variance is solely related to the length of time the tent will remain in service, which exceeds the 30-day limitation established by Section 2403.5 of the Indiana Fire Code.

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: The proposed structure will be located on a secured construction site with access limited to authorized construction personnel. The tent will be utilized as a temporary break facility and will not be occupied by the general public.

The structure will be installed in accordance with the manufacturer's requirements and maintained throughout the duration of the project. Fire extinguishers, emergency egress paths, and required life-safety measures will be provided and maintained. The requested variance pertains only to the duration of installation and does not alter the intended use or occupancy of the structure.

Granting the variance will not adversely affect public health, safety, or welfare because the structure will remain under the control of the construction team and will be regularly monitored and maintained throughout the project.

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: Requiring the removal and reinstallation of the temporary break tent every 30 days would create significant operational difficulties for the construction project. The tent serves as a designated welfare facility for several subcontractors working on-site and supports worker protection during adverse weather conditions.

Periodic removal and reinstallation would result in unnecessary costs, disruptions to site operations, and interruptions to worker accommodations without providing an appreciable increase in life safety. Maintaining the structure in place during the active construction period provides a practical and efficient means of supporting ongoing project operations while preserving the health and welfare of construction personnel.

Variance Details

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

2014 InFC Section 3103.5

Conditions: A temporary membrane structure will be erected on the site to provide a weather-protected break facility for construction workers for a period of 24 months during the associated construction of a new facility for Labcorp. The IFC limit per Indiana amendment is 30 days duration (model code is 180 days). The structure will be erected in October, 2026, with service through October, 2028. The structure will be occupied by construction personnel only.

The proposed membrane structure will be 5,382 sq ft in area. Per the attached site plan, the structure will include tables and chairs for a maximum of 250 construction workers, as well as microwaves and refrigerators for storing and heating of lunches.

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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. Structural calculations and details are provided for the structure to demonstrate compliance with IBC Chapter 16 requirements, stamped by an Indiana PE - see attached.

2. Means of egress will be provided that exceed minimum requirements per Sec. 3103.12, IFC. Four (4) exits are provided with a maximum travel distance of 51 feet. Exit signs, emergency lighting, and panic hardware will be provided. There are no interior partitions - all exits are visible from anywhere within the structure.

3. As noted on the floor plan, emergency evacuation procedures will be posted. Monthly inspections will be documented.

4. The fabric structures will comply with NFPA 701 flame propagation criteria, as required. The tent structure will be located as required per Sec. 3103.8.2, IFC.

5. The structure will otherwise comply with all requirements of Sec. 3103 and all applicable requirements of Sec. 3104, IFC.

6. A nearly identical temporary membrane structure of a larger size (9,240 sq ft) was approved as a contractor break facility as part of a package of temporary construction structures for a similar construction site in the case of Variance 25-01-69 - for a period of time up to 5 years.

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[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: Imposition of the rule would not permit the planned structure to be used for the duration of the construction, without having to disassemble and erect the structure once every 30 days, which would not benefit public safety. Though some construction personnel may elect to eat in individual construction trailers or personnel vehicles, the use of the membrane structure will provide for efficient work breaks, as well as a place to convene for safety lunches or other

job site needs.