Owner / Applicant Information

JORDAN P MORRIS

1770 AVOCA EUREKA RD

BEDFORD IN 47421

Phone 8122792161

Email JMERC5005@GMAIL.COM

Designer Information

Bryan Imhoff
Imhoff Engineering
631 X St

Bedford IN

Phone 812275396

Email bki@stone-engineer.com

Project Information

Indian Creek Camp Pool Complex Retreat Center
1770 Avoca Eureka Rd

BEDFORD 47421

County LAWRENCE

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

Project Status [F] F=Filed U or Null=Unfiled

IDHS Issued Correction order? [No] Has Violation been Issued? [No]

Violation Issued by: NA

Local Building Official

Phone: 3175181483 Email: kjones@bedford.in.gov

Local Fire Official

Phone: 3175181483 Email: jwagner@bedford.in.us

Variance Details

Code Name: 2014 IBC

903.2.8

Conditions: 903.2.8 requires an automatic sprinkler system for all group R occupancies. This building is a retreat center for a church. A fire alarm is provided.
Owners and Builders would like to forgo sprinkler system in lieu of varous other safety measures.

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: More details listed in attached document
1. Limited Max occupancy (upstairs occupancy)
2. Code compliant stairs and ADA Ramp
3. Commercial auto fire/detection alarm systems
4. 5/8" Type X in all sleeping quarters
5. Emergency lighting and exit signage
6. No commercial cooking in the building
7. Fire safety equipment throughout the building
8. Exising fire department access and hydrant access
9. Seasonal use of facility
10. Emergency management plans in place
11. Building materials used

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.

[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.

[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: -Limited historical access to pressure and volume needs to supply a full suppression system
-Limited non-profit funding for wholesale changes to infrastructure
-Seasonal use/operation hardship as detailed in attached file