Owner / Applicant Information

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Designer Information

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Project Information

Journeyman Distillery - Speakeasy & Karaoke
350 S Campbell St

VALPARAISO IN 46385

County PORTER

Project Type New [ ] Addition [ ] Alteration [Y] Existing [Y] 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: 2195102867 Email: vthrasher@valpo.us

Local Fire Official

Phone: 2195102867 Email: MCERVIK@VALPO.US

Variance Details

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

2014 IBC 1014.2

Conditions: The second means of egress for the Speakeasy and Karaoke Bar will be through the back corridor which is open to the kitchen.

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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

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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. The building is protected throughout with an automatic sprinkler system. kitchen is newer with hood supression systems as required.

2. The main exit from the space is directly though the main dining area.

3. Travel distance to an exit from all areas involved is within the permitted 250 feet travel distance, with multiple directions of egress to exterior exits provided. Travel through the kitchen is limited to 77 feet maximum through the back corridor and not through cooking or servings lines.

4. Access into the space and to the exit will be marked with floor striping to maintain a clear path.

5. The space with be clearly marked with Lighted exit signs and emergency lighting.

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 area under renovation is below grade along the exterior wall. Major site modifications are required to create a secondary egress path to the exterior.

Kitchens are no longer classified by code as a hazardous room requiring physical separation from the restaurant. Numerous restaurants are now constructed with an interactive kitchen-access concept that let you walk up, choose ingredients, or place orders directly at the active cooking line. Buca Di Beppo locates a table within the kitchen area.

For this use the Path of egress will be clearly marked with staff training in egress.