Owner / Applicant Information

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Submitter Information

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Designer Information

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Project Information

Fort Wayne IN - Dick's Sporting Goods T.I.
309 Coliseum Blvd

FORT WAYNE OH 46805

County ALLEN

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

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

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

Violation Issued by: NA

Local Building Official

Phone: [2604497224] Email: [joseph.hutter@co.allen.in.us]

Local Fire Official

Phone: [2604497224] Email: [jim.murua@cityoffortwayne.org]

Variance Details

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

2014 IBC 1004 Occupant load

Conditions:

2014 Indiana Building Code (IBC 2012),
Section 1004 Occupant Load, Table 1004.1.2
Maximum Floor Area Allowances: per occupant M-use Mercantile Occupant load factor is 30sf/occ. for grade floor and basement areas and 60sf/occ for areas on all other floors.

We are requesting to use the M-use Mercantile Occupant load factor of 60sf/occ as shown on the Tenant Improvement Set.

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:

We have already designed the both the Shell and Tenant Improvement Sets for a total occupant load of 1,384 occupants. This is more than will ever be inside the store at one time. To revert to the 30sf/occ load factor would presume that we would have an additional 1,000 occupants. This would require more restroom fixtures, a redesign of all 5 main egress doors to be almost twice as wide, and a reduction in storage capacity. Resulting in additional costs of altered construction elements.

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.

[ ] 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:

The 2015 International Building Code and all subsequent versions have corrected this to be 60sf/occ on all floors. The majority of all other states use the 2015 IBC or newer version of this building code. This reduction of occupancy would not be averse to public health, safety, or welfare. The new versions of the IBC code would not consistently use the M-use Mercantile Occupant load factor of 60sf/occ if it caused any harm to the public.