

Owner / Applicant Information

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Project Information

Straw Building-Event Center In-Fill Remodel
112 South Jackson Street
Auburn IN 00000

County DEKALB

Project Type New Addition Alteration Existing Change of Occupancy

Project Status U F=Filled U or Null=Unfiled

IDHS issued correction order? No Yes NA

Violation issued by:

Local Building Official

Phone: 2609256449

Email:

kcknauer@cl.auburn.in.us

Local Fire Official

Phone: 2609256449

Email:

smjacobs@cl.auburn.in.us

Variance Details

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

2014 IBC 707.3.10

Conditions: An existing two (2) story office building of 15,000 sf, Type IIB construction will have an 1st floor A-2 occupancy tenant build-out of 1,808 sf that will not be separated with a two (2) hour horizontal assembly from 2nd floor office space. Without the 2-hour horizontal separation the entire 2nd floor would be required to be sprinklered based on an occupant load of less than 100 and less than 5,000 square feet. The A-2 occupancy space will be separated with 2-hour fire barriers from 1st floor office spaces and adjacent tenant to the east.

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 welfare. 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).

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Facts: 1. The A-2 Occupancy will be protected with an automatic fire suppression system per NFPA 13, 2010 Edition.
 2. In lieu of the 2-hour horizontal separation the sprinkler system design density will be increased from .1/1500 light hazard (required see Exhibit A) to .2/1500 ordinary group 2 hazard (see Exhibit B). Ordinary Group 2 hazard is protection for occupancies such as repair garages, chemical plants, distilleries, etc.
 3. If the 2-hour horizontal separation could be provided a fire suppression system would not be required for the A-2 Occupancy space.
 4. Based upon the increased design density the variance is not adverse to the occupants.

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.

The owner's undue hardship involves the difficulty to install the 2-hour horizontal separation based upon existing utilities and construction. The fire suppression system will provide adequate protection for the 2nd floor tenant space at least equal to or greater than the 2-hour horizontal assembly.

Facts:

By submitting this comment, I certify the information contained in this document is true, accurate, and complete.

ADDITIONAL INFORMATION
Attachments:

Comment on Impact to Public Health, Safety, or Welfare:

Comment on Undue Hardship Claimed:

Recommended Conditions If Approved:

Reason for Position:

Position:

COMMENT

Official Title/Position (if applicable):

Representing:

Email Address:

Mailing Address:

Name of Commentor:

COMMENTOR INFORMATION

Variance Number Commenting On:

**WRITTEN COMMENT
ON
APPLICATION FOR VARIANCE**

