

Owner / Applicant Information

Lloyd J Jones
L.I.F.E. Adult Day Academy
7515 WESTFIELD DR.

FORT WAYNE IN 46825

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Designer Information

John Johnson
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Fort Wayne IN

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Project Information

L.A.D.A.
7515 Westfield Dr.

Fort Wayne 46825

County ALLEN

Project Type New 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: Email:

Local Fire Official

Phone: Email:

Variance Details

Code Name: 12-4-11 Change of Occupancy or Use of Existing Buildings
2014 IBC 903.2.6

Conditions: The property located at 7515 Westfield Dr. Fort Wayne, IN 46825 does not currently have a sprinkler system. According to Indiana Building code section 903.2.6, an automatic sprinkler system shall be provided throughout buildings with a Group I (Institutional Group). L.A.D.A is proposing a sprinkler system be put in place within the next 24-36 months.

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.

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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: In lieu of required fire sprinkler system required by Indiana Building code section 903.2.6, an automatic fire alarm system will be installed, which will not cause an adverse risk to the public health, safety, or welfare of occupants that occupy the building. Smoke detection will be installed in all public, private, storage, and mechanical/electrical spaces. Heat detection will be installed throughout the building's entire attic space. Pull stations will be installed at each building exit. If smoke is detected in any of the interior spaces or fire is detected in the attic space, audible and visual fire alarm notification devices will sound throughout the building, notifying the occupants that a fire alarm event has occurred and the planned evacuation procedure shall begin. Due to the low typical occupant load of the building, the building can be evacuated before risk to life can occur.

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: Installing a required fire sprinkler system creates an undue hardship because of excessive cost required to alter the existing structure. The building does not currently have adequate infrastructure to support a fire sprinkler system since one does not currently exist. Installing a fire sprinkler system within the existing structure would involve excessive cost because it will involve, running a new water line from the street, tying in the existing city line, installing two new sprinkler risers within the building, and installing all distributive piping to sprinklers through the building, providing complete coverage for the main floor space and the attic space. Since pipe will need to be installed in the unconditioned attic space, a dry sprinkler system will need to be utilized for those areas, accruing even greater cost. Since the building new use will be as an Institutional group I-4 daycare, a manual fire alarm system is required. Considering that a manual fire alarm system is already required, a system for occupant notification will already be in place so adding smoke detection and heat detection to an already required system will create far less additional cost than it would be to install a full fire sprinkler system and will not cause an adverse risk to the public health, safety, or welfare of occupants that occupy the building.