

Owner / Applicant Information

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FORT WAYNE IN 46845

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Submitter Information

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Designer Information

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Project Information

Empowered Sports  
12124 Lima Rd

FORT WAYNE IN 46845

County ALLEN

Project Type New  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:  Email:

Local Fire Official

Phone:  Email:

Variance Details

Code Name: Other Code (Not in the list provided)  
2014 IBC Table 503

Conditions: A new A-3 Occupancy volleyball building of 21,120 square feet Type VB construction (fabric with steel support) will be over area (10,500 sf allowed) by 10,620 square feet.

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.
- 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:

- 1. The building has 5 exits and 2 are required.
- 2. 96 inches of exit width is required and 224 inches of exit width will be provided.
- 3. A monitored fire alarm system will be provided throughout addition.
- 4. A small concession area is being provided no frying or grilling.
- 5. The addition is separated from the existing building with a pedestrian walkway per Section 3104.1 IBC.
- 6. There are 5 volleyball courts with approximately 18 per court for a total actual occupant load of 90.
- 7. There is no spectator seating areas and the courts are all sand.
- 8. Previous variance has been approved for the same issue on a similar building of 30,000 sf building (15-10-63, 13-08-56, and 11-11-15). Other variances have been approved for similar buildings and uses as well.

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 owner's undue hardship involves the need for the building size for the number of volleyball courts and support areas.

Variance Details

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

2014 IBC 903.2.1.3

Conditions: A new A-3 Occupancy volleyball building of 21,120 square feet Type VB construction (fabric with steel support) will not be provided with an automatic fire suppression system. The 2000, 2003, and 2006 International building codes did not require sprinklers for participant sport areas.

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

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:

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6. There are 5 volleyball courts with approximately 18 per court for a total actual occupant load of 90.
7. There is no spectator seating areas and the courts are all sand.
8. Previous variance has been approved for the same issue on a similar building of 30,000 sf building (15-10-63). Other variances have been approved for similar buildings and uses as well.

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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 owner's undue hardship involves the cost to sprinkler the building. In addition the fuel load of the building is minimal as the floor is sand and concrete and Fabric will be in compliance with NFPA 701 for fire propagation performance criteria.

