



APPLICATION FOR VARIANCE

State Form 44400 (R7 / 10-13)
Approved by State Board of Accounts, 2013

INDIANA DEPARTMENT OF HOMELAND SECURITY CODE SERVICES SECTION

302 West Washington Street, Room W246
Indianapolis, IN 46204-2739

http://www.in.gov/dhs/fire/fp_bs_comm_code/



INSTRUCTIONS: Please refer to the attached four (4) page instructions.
Attach additional pages as needed to complete this application.

Variance number (Assigned by department)

18-03-05

1. APPLICANT INFORMATION (Person who would be in violation if variance is not granted; usually this is the owner)

Name of applicant	Title
Jon Beight	Chief Executive Officer
Name of organization	Telephone number
Indiana Regular Baptist Youth Camp, Inc.	(765) 798-4000
Address (number and street, city, state, and ZIP code)	
1451 E. Twin Lakes Rd., Hillsboro, IN 47949	

2. PERSON SUBMITTING APPLICATION ON BEHALF OF THE APPLICANT (if not submitted by the applicant)

Name of applicant	Title
Philip R. Zimmerly, Esq.	Attorney
Name of organization	Telephone number
Bose McKinney & Evans LLP	(317) 684-5116
Address (number and street, city, state, and ZIP code)	
111 Monument Circle, Suite 2700, Indianapolis, IN 46204	

3. DESIGN PROFESSIONAL OF RECORD (if applicable)

Name of design professional	License number
J. David Julian, R.A.	AR00033665
Name of organization	Telephone number
DesignHouse	(317) 881-1072
Address (number and street, city, state, and ZIP code)	
PO Box 307, Greenwood, IN 46142	

4. PROJECT IDENTIFICATION

Name of project	State project number	County
Twin Lakes Camp Elm Cabin	395860	Fountain
Address of site (number and street, city, state, and ZIP code)		
1451 E. Twin Lakes Rd., Hillsboro, IN 46949		
Type of project		
<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Change of occupancy <input type="checkbox"/> Existing		

5. REQUIRED ADDITIONAL INFORMATION

The following required information has been included with this application (check as applicable):

A check made payable to the Indiana Department of Homeland Security for the appropriate amount. (see instructions)

One (1) set of plans or drawings and supporting data that describe the area affected by the requested variance and any proposed alternatives.

Written documentation showing that the local fire official has received a copy of the variance application.

Written documentation showing that the local building official has received a copy of the variance application.

6. VIOLATION INFORMATION

Has the Plan Review Section of the Division of Fire and Building Safety issued a Correction Order?

Yes (If yes, attach a copy of the Correction Order.) No

Has a violation been issued?

Yes (If yes, attach a copy of the Violation and answer the following.) No

Violation issued by:

Local Building Department State Fire and Building Code Enforcement Section Local Fire Department

7. DESCRIPTION OF REQUESTED VARIANCE

Name of code or standard and edition involved Indiana Building Code (675 IAC 13-2.6-1)	Specific code section Section 903.2.8 (Int'l Building Code (2012 ed.))
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Nature of non-compliance (Include a description of spaces, equipment, etc. involved as necessary.)
 Applicant requests that it be relieved from requirement to install sprinkler system for a Group R occupancy. Per the attached design plan, the cabin at issue is to primarily consist of one small sleeping room (900 sq. ft) per level, with immediate access to the outside via two separate exits per room. There are no long flights of stairs or hallways to have immediate egress of the building. This facility does not have a kitchen, and is used as a sleeping quarter only. Smoke detectors will be installed and will give earlier and sufficient notice of any fire. Additionally, a one-hour fire rated assembly of 3/4" gypcrete is to be installed on top of the subfloor and a layer of 5/8" Type X drywall under the floor joists is to be provided between the two floors. Applicant received a variance for an identical cabin on May 24, 2013 (Project No. 362553) (Variance No. 13-04-15) under these conditions, a true and accurate copy of which is attached to this application.

8. DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE WILL BE PROTECTED

Select one of the following statements:

- Non-compliance with the rule will not be adverse to the public health, safety or welfare; or
- 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 demonstrating that the above selected statement is true:

As referenced above, applicant received a variance for an identical cabin on May 24, 2013 (Project No. 362553) (Variance No. 13-04-15). Per the attached design plan, this building has primarily one small sleeping room (900 sq. ft) per level, with immediate access to the outside via two separate exits on each level. There are no long flights of stairs or hallways to contend with to have immediate egress of the building. According to the CDC website, most victims of fires die from smoke or toxic gases and not from burns (Hall 2001). The required smoke detectors will give earlier and sufficient notice of a fire due to the easy exits mentioned above. Further, smoking is the leading cause of fire-related deaths, and the camp is a smoke free facility (Ahrens 2011). Lastly, cooking is the primary cause of residential fires (Ahrens 2011). These facilities do not have kitchens, and are sleeping quarters only. Taking into account that the occupants of this building fall outside the populations most at risk (children 4 and under and older adults [CDC 2010, Flynn 2010]), and that these summer cabins fall outside the greatest risks factors (no smoke alarms (Ahrens 2011), winter months (CDC 1998, Flynn 2010), Alcohol use (Smith 1999)), public health and safety will be retained.

9. DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE

Select at least one of the following statements:

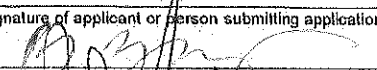
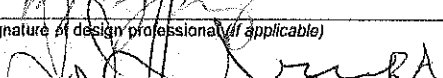
- Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.
- Imposition of the rule would result in an undue hardship (unusual difficulty) because of major operational problems in the use of the building or structure.
- 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 demonstrating that the above selected statement is true:

- 1) The campground does not have public water utilities, adding additional cost, nor does that area of the property have phone service for monitoring the system. Storage and maintenance of approximately 1800 gallons of water storage per building also creates undue hardship for the scope of the project.
- 3) The percentage of cost to protect property is high compared to the cost of the building (1:3). In light of the lack of typical risk factors, this creates an undue hardship on the camp. The additional cost of sprinkler system cannot be recouped without prohibitive fee increases which will unnecessarily prevent poorer children from using the facilities. These facilities have a year-round occupancy rate of approximately 30% which limits the non-profit camp's ability to economically recoup the added cost to the structure.

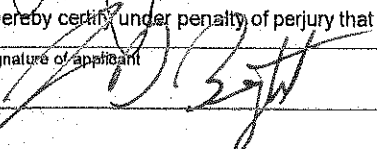
10. STATEMENT OF ACCURACY

I hereby certify under penalty of perjury that the information contained in this application is accurate.

Signature of applicant or person submitting application 	Please print name Philip R. Zimmerly	Date of signature (month, day, year) 2-13-18
Signature of design professional (if applicable) 	Please print name J. David Julian, R.A.	Date of signature (month, day, year) 1-31-18

11. STATEMENT OF AWARENESS (If the application is submitted on the applicant's behalf, the applicant must sign the following statement.)

I hereby certify under penalty of perjury that I am aware of this request for variance and that this application is being submitted on my behalf.

Signature of applicant 	Please print name Jon Beight	Date of signature (month, day, year) 2-1-18
---	--	---

7. DESCRIPTION OF REQUESTED VARIANCE

Name of code or standard and edition involved	Specific code section
Indiana Building Code (675 IAC 13-2.6-1)	Section 903.2.8 (Int'l Building Code (2012 ed.))
Nature of non-compliance (Include a description of spaces, equipment, etc. involved as necessary.)	
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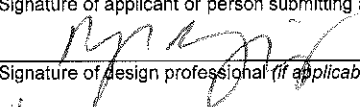
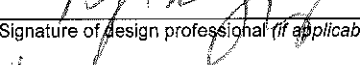
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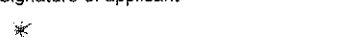
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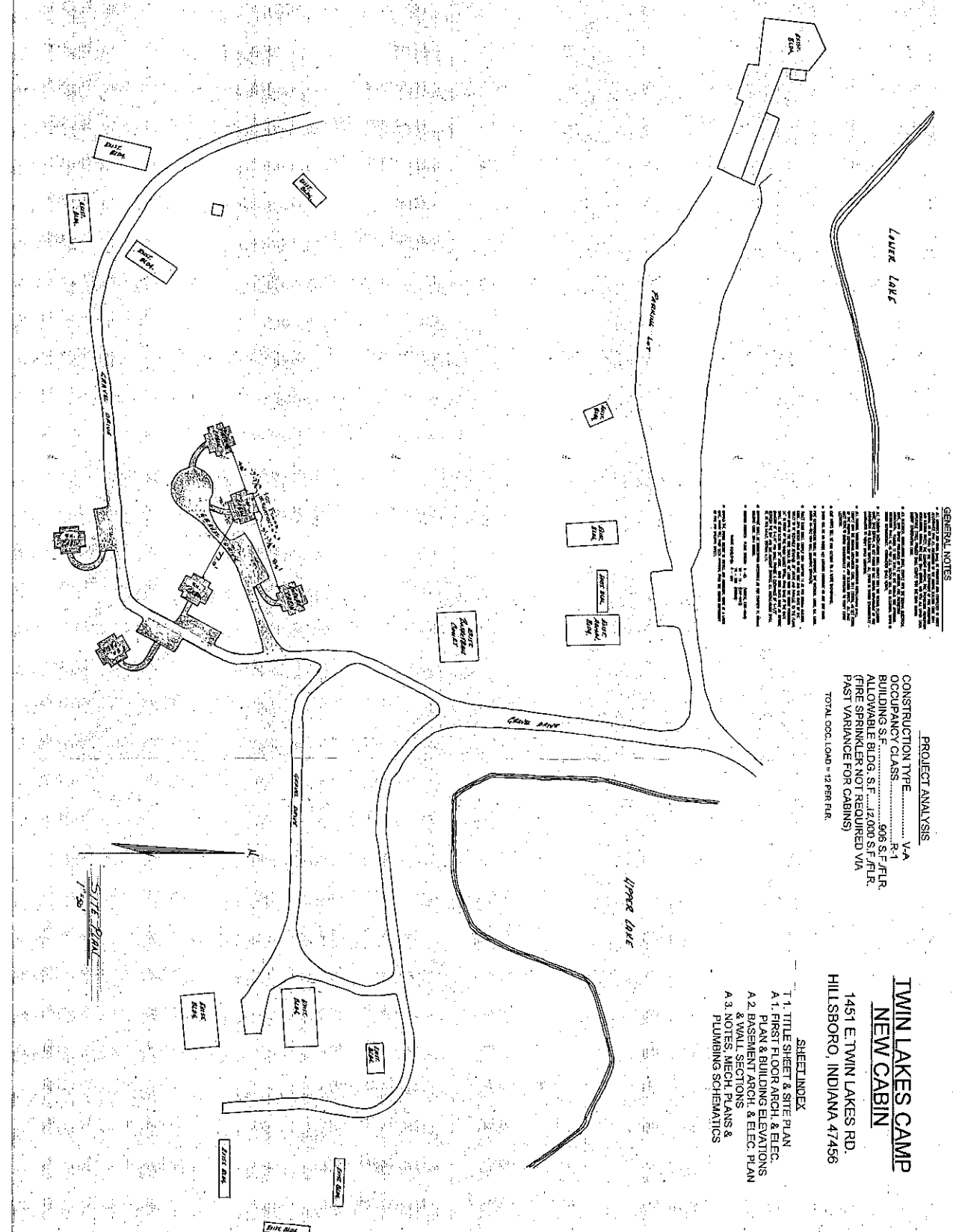
Signature of applicant or person submitting application	Please print name	Date of signature (month, day, year)
	Philip R. Zimmerly	2-18-18
Signature of design professional (if applicable)	Please print name	Date of signature (month, day, year)
	J. David Julian, R.A.	

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Signature of applicant	Please print name	Date of signature (month, day, year)
	Jon Beight	

* Signatures on NEXT ATTACHED PAGE.



GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
- 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
- 5. THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND EROSION CONTROL MEASURES.
- 6. THE CONTRACTOR SHALL MAINTAIN PROPER SAFETY AND SECURITY MEASURES.
- 7. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS AND DOCUMENTATION.
- 8. THE CONTRACTOR SHALL MAINTAIN PROPER COMMUNICATIONS AND REPORTING.
- 9. THE CONTRACTOR SHALL MAINTAIN PROPER QUALITY CONTROL AND INSPECTION.
- 10. THE CONTRACTOR SHALL MAINTAIN PROPER SCHEDULING AND TIMELINESS.
- 11. THE CONTRACTOR SHALL MAINTAIN PROPER COST CONTROL AND BUDGETING.
- 12. THE CONTRACTOR SHALL MAINTAIN PROPER RISK MANAGEMENT AND LIABILITY.
- 13. THE CONTRACTOR SHALL MAINTAIN PROPER ENVIRONMENTAL PROTECTION.
- 14. THE CONTRACTOR SHALL MAINTAIN PROPER SOCIAL RESPONSIBILITY AND ETHICS.
- 15. THE CONTRACTOR SHALL MAINTAIN PROPER CUSTOMER SERVICE AND SATISFACTION.

PROJECT ANALYSIS

CONSTRUCTION TYPE: V-A
 OCCUPANCY CLASS: V-1
 BUILDING ST.: 908 S.F./FLR
 ALLOWABLE BLDG. ST.: 12,000 S.F./FLR
 FIRE SPRINKLER NOT REQUIRED VIA
 FAST VARIANCE FOR CABINS
 TOTAL OCC. LOAD = 32 PER FLR.

**TWIN LAKES CAMP
 NEW CABIN**

1451 E. TWIN LAKES RD.
 HILLSBORO, INDIANA 47456

SHEET INDEX

- T 1 TITLE SHEET & SITE PLAN
- A 1 FIRST FLOOR ARCH. & ELEC. PLAN & BUILDING ELEVATIONS
- A 2 BASEMENT ARCH. & ELEC. PLAN
- A 3 ROOF SECTIONS, MECH. PLANS & PLUMBING SCHEMATICS

DATE	1/20
BY	T 1
CHKD	
APP'D	
SCALE	1/8"

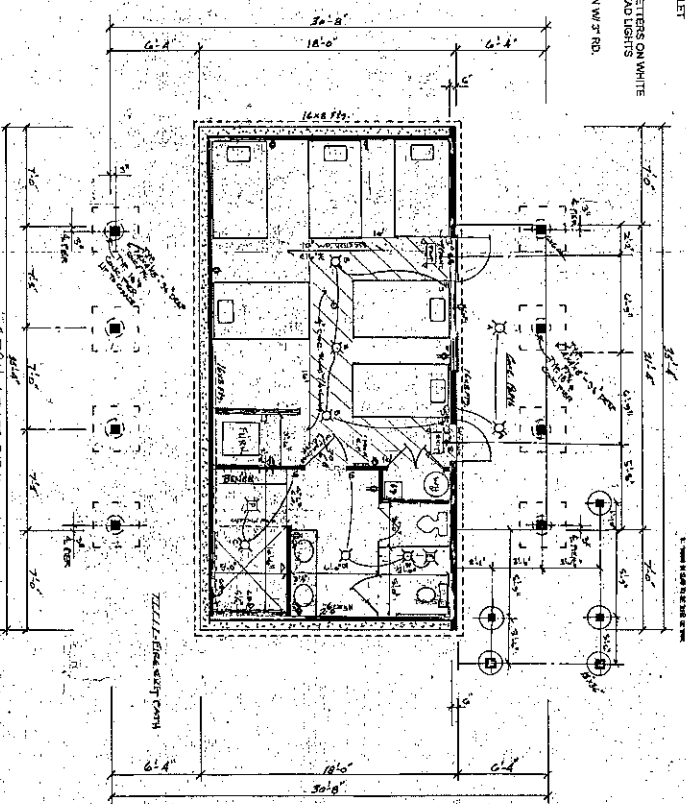
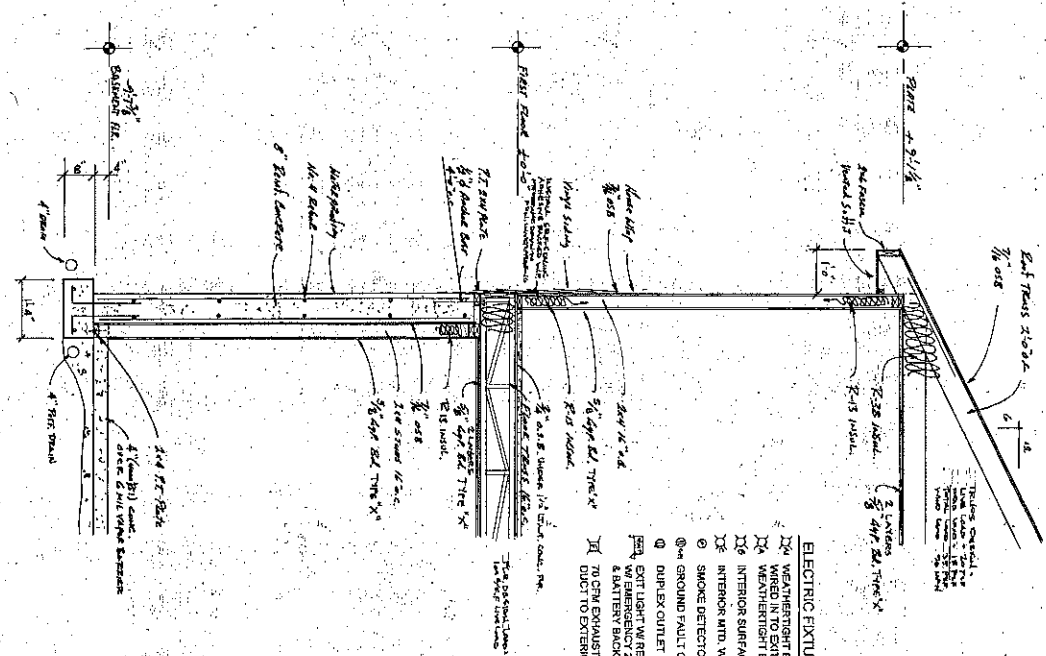


PROJECT TWIN LAKES CAMP - NEW CABIN 1451 E. TWIN LAKES RD. HILLSBORO, INDIANA 47456
SHEET TITLE TITLE SHEET & SITE PLAN

REVISIONS
These documents were prepared in the best professional manner possible. It is the user's responsibility to provide a complete and accurate set of information. Any omissions from these documents, which may affect the user's ability to utilize the information, shall be the user's responsibility. The user shall be held responsible for any errors or omissions resulting from the use of the information.

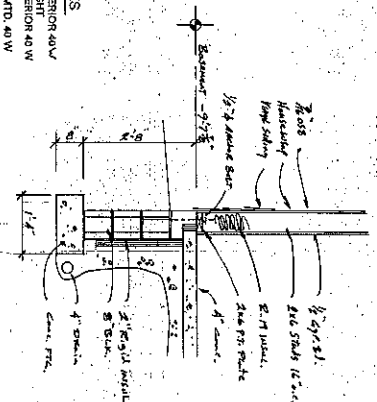


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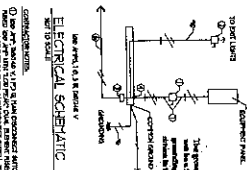


- ELECTRIC FIXTURES**
- WEATHERTIGHT EXTERIOR 40W
 - WIRED IN TO EXIT LIGHT
 - WEATHERTIGHT EXTERIOR 40W
 - INTERIOR SURFACE MTD. 40W
 - INTERIOR MTD. WATERPROOF 40W
 - SMOKE DETECTOR
 - GROUND FAULT OUTLET
 - DUPLEX OUTLET
- EXT LIGHT W/ RED LETTERS ON WHITE
EMERGENCY 2 HEAD LIGHTS
& BATTERY BACKUP
TO CFM EXHAUST FAN W/ 3" RD.
DUCT TO EXTERIOR

TRAILER WALL SECTION



- ELECTRICAL NOTES**
1. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.
 2. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 3. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.
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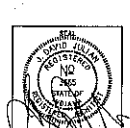


SHEET
A2
DATE: 10-11-13
DRAWN BY: [Signature]
CHECKED BY: [Signature]

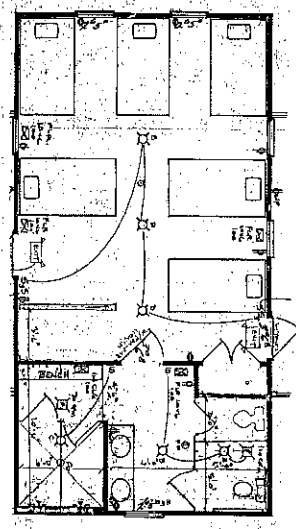
designhouse LLC
400 WEST WILLY STREET, P.O. BOX 301
GREENWOOD, INDIANA 46116 (317)841-1672

PROJECT
TWIN LAKES CAMP - NEW CABIN
1451 E TWIN LAKES RD.
HILLSBORO, INDIANA 47450
SHEET TITLE
BASEMENT ARCH. & ELEC. PLAN
& WALL SECTIONS

NOTES
These documents were formulated in the best professional manner and to the best of our knowledge and belief they comply with all applicable codes and regulations. We do not warrant the accuracy of the information provided herein and we do not assume any liability for any errors or omissions. The user of these documents shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. We do not assume any liability for any damages or injuries resulting from the use of these documents.



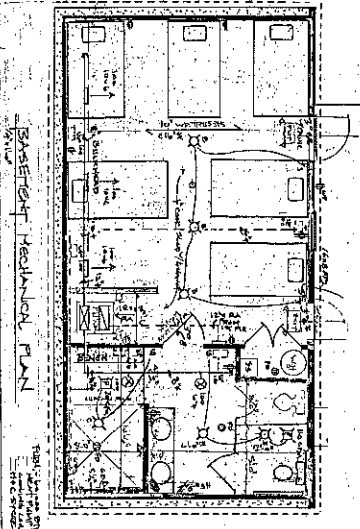
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FIRST FLOOR MECHANICAL PLAN
General Plan Conditions

MECHANICAL NOTES

1. ALL HVAC EXHAUST AND EXHAUST SHALL COMPLY WITH ALL LOCAL AND STATE CODES.
2. MECHANICAL CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE CODES AND ALL APPLICABLE REGULATIONS AND ORDINANCES.
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EXISTING MECHANICAL PLAN

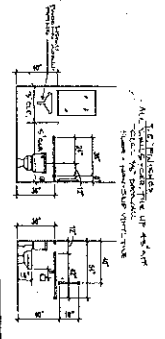
Notes: These plans are conceptual design drawings to convey basic design intent. These drawings are not to be used for construction or equipment procurement without the approval of the design professional.

Building Code: All construction shall comply with the applicable building code and all applicable regulations and ordinances.

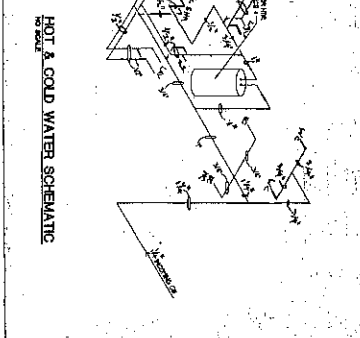
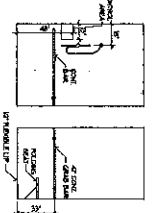
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General Notes: The contractor shall be responsible for obtaining all necessary permits and approvals for the construction of the mechanical system. The contractor shall also be responsible for coordinating with the other trades to ensure proper installation of the mechanical system.

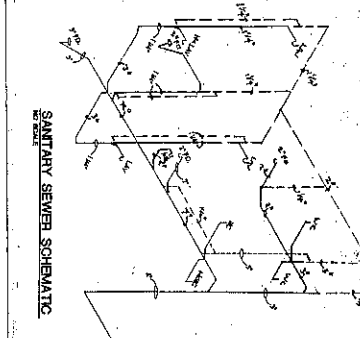
ADA GRAB BAR ELEVATIONS
SCALE: 1/4" = 1'-0"



BATH ELEVATION
SCALE: 1/4" = 1'-0"



HOT & COLD WATER SCHEMATIC



SANITARY SEWER SCHEMATIC

GENERAL NOTES: The contractor shall be responsible for obtaining all necessary permits and approvals for the construction of the mechanical system. The contractor shall also be responsible for coordinating with the other trades to ensure proper installation of the mechanical system.

MECHANICAL CONTRACTOR: The contractor shall be responsible for obtaining all necessary permits and approvals for the construction of the mechanical system. The contractor shall also be responsible for coordinating with the other trades to ensure proper installation of the mechanical system.

PLUMBING CONTRACTOR: The contractor shall be responsible for obtaining all necessary permits and approvals for the construction of the plumbing system. The contractor shall also be responsible for coordinating with the other trades to ensure proper installation of the plumbing system.

MATERIAL	QUANTITY	UNIT	PRICE	TOTAL
1/2" GALV. STEEL	1000	sq. ft.	0.15	150.00
1/4" GALV. STEEL	500	sq. ft.	0.10	50.00
1/2" GALV. STEEL	200	sq. ft.	0.15	30.00
1/4" GALV. STEEL	100	sq. ft.	0.10	10.00
1/2" GALV. STEEL	50	sq. ft.	0.15	7.50
1/4" GALV. STEEL	25	sq. ft.	0.10	2.50
1/2" GALV. STEEL	10	sq. ft.	0.15	1.50
1/4" GALV. STEEL	5	sq. ft.	0.10	0.50
1/2" GALV. STEEL	2	sq. ft.	0.15	0.30
1/4" GALV. STEEL	1	sq. ft.	0.10	0.10

designhouse
200 WEST WISBY STREET, P.O. BOX 307
OSHTMOSE, INDIANA 46782 (317) 421-1672

PROJECT
TWIN LAKES CAMP - NEW CABIN
1451 E. TWIN LAKES RD.
HILLSBORO, INDIANA 47136
SHEET TITLE
NOTES, MECH. PLANS & PLUMBING SCHEMATICS

REVISIONS

NO.	DATE	DESCRIPTION
1	08/15/17	ISSUED FOR PERMIT
2	08/22/17	REVISED PER COMMENTS
3	09/05/17	REVISED PER COMMENTS

SCALE
DRAWN
CHECKED

PROFESSIONAL SEAL
STATE OF INDIANA
REGISTERED PROFESSIONAL ENGINEER
NO. 12345
DATE: 08/15/17



ERIC J. HOLCOMB, Governor
STATE OF INDIANA

DEPARTMENT OF HOMELAND SECURITY

BRYAN J. LANGLEY, EXECUTIVE DIRECTOR

Indiana Department of Homeland Security
Indiana Government Center South
302 West Washington Street
Indianapolis, IN 46204
317-232-3980

JON BEIGHT
INDIANA REGULAR BAPTIST YOUTH CAMP INC
14551 E TWIN LAKES RD

HILLSBORO, IN 47949

May 24, 2013

Dear JON BEIGHT,

This letter provides notice below of the action taken by the Fire Prevention and Building Safety Commission on your application(s) for a variance(s) from the Commission's rules under IC 22-13-2-11 and 675 IAC 12-5. The Commission considered the application with all alternatives offered, as a part of its published agenda, at its regular meeting on May 8, 2013.

Project Number	Project Name	Variance Number
362553	IN REGULAR BAPTIST YOUTH CAMP INC OAK CABIN	13-04-15

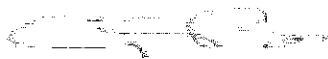
Commission Conditions

Edition	Code	Code Section	Commission Action & Date
IN BC	(675 IAC 13-2.5)	903.2.7	Approved with Commission condition(s) 05/08/2013

You are advised that if you desire an administrative review of this action, you must file a written petition for review at the above address with the Fire Prevention and Building Safety Commission. Your petition must fully identify the matter for which you seek review no later than eighteen(18) calendar days from the above stated date of this letter, unless such date is a Saturday, Sunday, legal holiday under state statute, or day that the Department of Homeland Security's offices are closed during regular business hours; in which case the deadline would be the first day thereafter that is not a Saturday, Sunday, legal holiday under state statute, or day that the Department of Homeland Security's offices are closed during regular business hours. If you do so, your petition for review will be granted and an administrative proceeding will be conducted by an administrative law judge appointed by the Fire Prevention and Building Safety Commission. If you do not file a petition for review, this action will be final.

Please be further advised that you may request an opportunity to informally discuss this matter prior to filing a petition for review. Such informal discussion, or request therefore, does not extend the deadline for filing a petition for review and, therefore, any request for an informal discussion should be made promptly, preferably by telephone or e-mail, upon receipt of this letter.

Sincerely,



Craig E. Burgess
Indiana State Building Commissioner,
Department of Homeland Security


CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Application for Variance has been served upon the following local fire official by fax and by first class, United States mail, postage prepaid, this 13th day of February, 2018:

Brian Harshbarger
Hillsboro Volunteer Fire Department
PO Box 126
Hillsboro, IN 47949
Fax: 765-798-5285

I further certify that a copy of the foregoing Application for Variance has been served upon the following local building official by email and by first class, United States mail, postage prepaid, this 13th day of February, 2018:

Thomas Shoaff
302 W. Washington Street Rm. E241
Indianapolis, IN 46204
tshoaff@dhs.in.gov


Philip R. Zimmerly

Sutor, Beth

From: Shoaff, Tom
Sent: Thursday, February 15, 2018 2:25 PM
To: Clouse, Chris
Cc: Sutor, Beth
Subject: Re: Variance

Beth and Chris,
This was emailed to me direct and I acknowledged receipt back to the sender.

Thomas A. Shoaff | Senior Code Official-Code Enforcement
Division of Fire & Building Safety
Indiana Department of Homeland Security
302 W. Washington Street, Room E241
Indianapolis, IN 46204
Cell: 317-417-3713
Email: tshoaff@dhs.in.gov
Web: www.in.gov/dhs

On Feb 15, 2018, at 2:18 PM, Clouse, Chris <cclouse@dhs.IN.gov> wrote:

*Tom this came for you. Please let Beth Sutor know you got this.
Thanks.*

Christine Clouse / Secretary 3
Fire and Building Code Enforcement
302 W Washington Street, Rm E241
Indianapolis, IN 46204
Phone 317-232-2393
Questions 317-232-1407
Fax 317-233-0307
Email: cclouse@dhs.in.gov
Web: www.in.gov

<Variance for Twin Lakes Camp Elm Cabin Hillsboro Fountain Co Shoaff.pdf>

**BOSE
McKINNEY
& EVANS LLP**

ATTORNEYS AT LAW

Philip R. Zimmerly
Direct Dial: (317) 684-5116
Fax: (317) 223-0116
E-Mail: PZimmerly@boselaw.com

February 13, 2018

Indiana Department of Homeland Security
Code Services Section
ATTN: Beth Sutor
302 West Washington Street, Room W246
Indianapolis, IN 46204-2739

Re: Application for Variance

Dear Ms. Sutor:

Enclosed please find an Application for Variance on behalf of Indiana Regular Baptist Youth Camp, Inc. ("Twin Lakes Camp"), as well as our client's check in the amount of \$276 made payable to the Indiana Department of Homeland Security in payment of the filing fee in this matter.

Please feel free to contact me if you have any questions or comments regarding this Application.

Sincerely,



Philip R. Zimmerly

PRZ/jkb
Enclosures

cc: Jon Beight (w/enclosures)