



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)

18-01-08

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

Name of applicant	Title
Matt Eckert	President
Name of organization	Telephone number
Koch Development Corp.	(812) 937-4401
Address (number and street, city, state, and ZIP code)	
452 E. Christmas Blvd., Santa Claus, IN 47579	

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

Name of applicant	Title
John Adkins	Director Safety & Security
Name of organization	Telephone number
Koch Development Corp.	(812) 937-5269
Address (number and street, city, state, and ZIP code)	
452 E. Christmas Blvd., Santa Claus, IN 47579	

3. DESIGN PROFESSIONAL OF RECORD (If applicable)

Name of design professional	License number
Richard Burch; David Dahl	890227; 18887
Name of organization	Telephone number
Midwest Engineers Inc.	(812) 295-2800
Address (number and street, city, state, and ZIP code)	
Hwy 50 West P.O Box 295 Loogootee, IN 47553	

4. PROJECT IDENTIFICATION

Name of project	State project number	County
Pilgrim's Plunge Halloween Attraction	338248	Spencer
Address of site (number and street, city, state, and ZIP code)		
452 E. Christmas Blvd. Santa Claus, IN 47579		
Type of project		
<input type="checkbox"/> New <input type="checkbox"/> Addition <input checked="" 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	Specific code section
2014 Indiana Building Code (IBC)	411.4

Nature of non-compliance (Include a description of spaces, equipment, etc. involved as necessary.)
 The building is a 6174 Sq. Ft. 2 story structure with open area lower level. The structure is currently classed as a A-5 Amusement Building and meets all requirements IAW 2008 IBC (See SBC Project # 338248). Original Construction date was February 2009. We are changing the building usage from an Amusement Building to an indoor Halloween attraction utilizing only the lower level of the building. The structure meets all requirements of of the IBC Section 411 with the exception of section 411.4 regarding Autoamatic Sprinkler Systems.

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:

Koch Development Corp. will take the following measures to ensure the safety of guests while in the attraction.

- 1) Install an active heat & smoke detection systems IAW IBC 2014 Sec. 907.2.12.
- 2) Designate a constantly attended and actively monitored location staffed with employees capable of monitoring and activating emergency egress procededures IAW IBC 2014 Sec. 907.2.12.2. This procededure will include an emergency stop that will turn off background themed noise/music, activate emergency voice instruction, and activate lighting necessary to assist in evacuation and verification of guest and employee evacuation.
- 3). Instalation of Emergency Exits at no more than 50 ft intervals throughout the attraction with low level exit signage and directional path markings to assist guest and employees with exiting the attraction safely.
- 4) Assignment of employees throughout the attraction capable of assisting guests with exiting the attraction in the event of an emergency or activation of the Emergency alarm system.

9. DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE

Select at least one of the following statements:

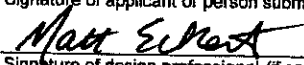
- Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.
- Imposition of the rule would result in an undue hardship (unusual difficulty) because of major operational problems in the use of the building 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:

The Pilgrim Plunge building was constructed in February 2009 IAW SBC Project #338248. Upon original approval and construction, the project did not require the installation of an automatic sprinkler system and was classified as an A-5 Amusement Building. Although we are requesting re-classification of the building to a Special Amusement Building, the occupancy and purpose of the building has not changed in the sense that it remains an amusement attraction. The design, labor, and construction necessary to retrofit an automatic sprinkler system within the Pilgrim's Plunge building would drastically increase the allocated project cost associated with repurposing the location. Through the demonstration of additional safety elements regarding fire detection, alarm, and evacuation, we feel the same if not increased level of safety can be achieved.

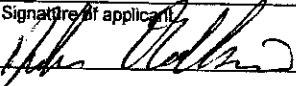
10. STATEMENT OF ACCURACY

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	Date of signature (month, day, year)
	Matt Eckert	12-14-17
Signature of design professional (if applicable)	Please print name	Date of signature (month, day, year)

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	Date of signature (month, day, year)
	John Adkins	12-14-17

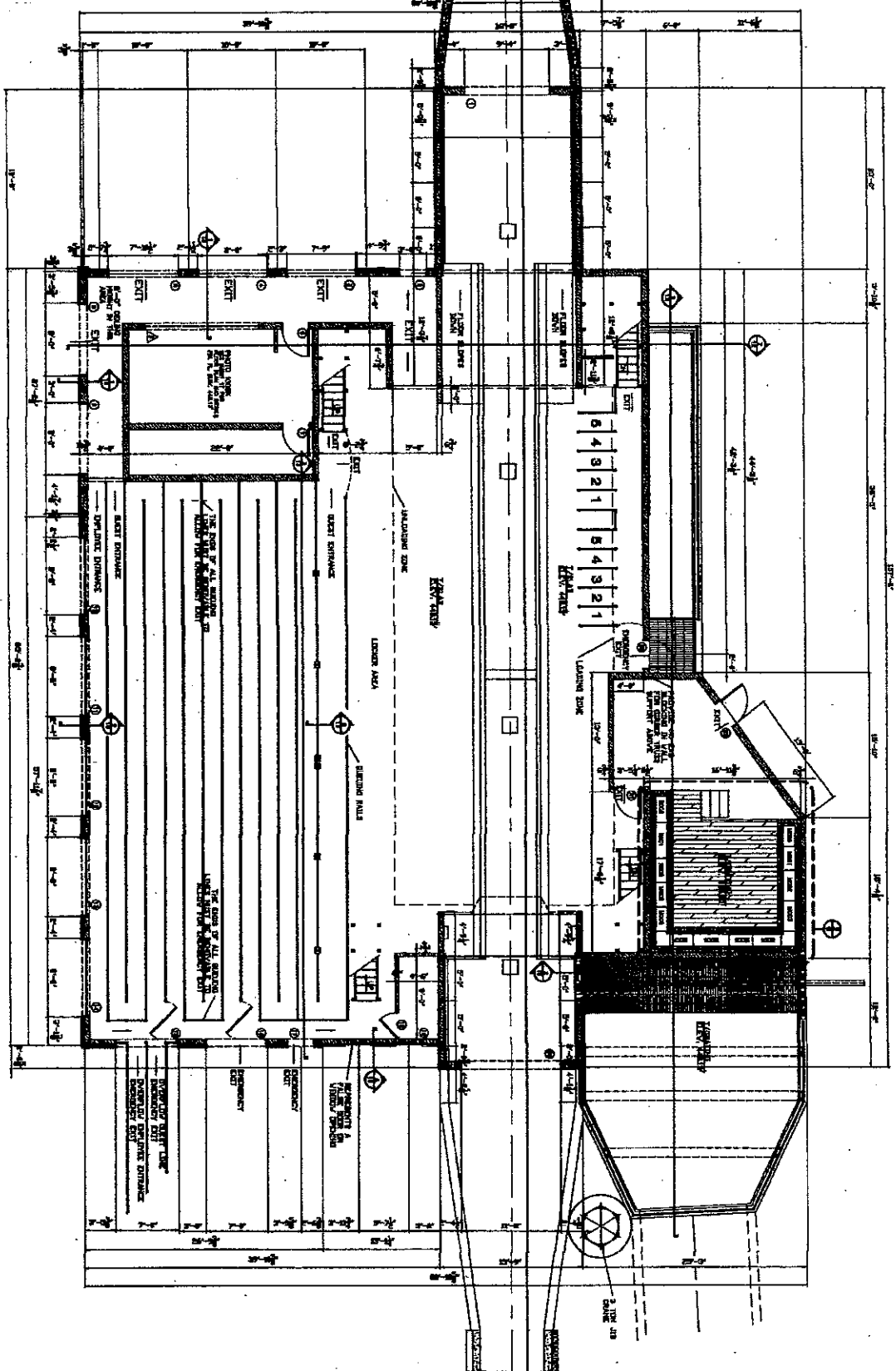
Notes regarding the Pilgrim's Plunge Engineering Plans for the 2018 Halloween Attraction:

- 1) Only the Pilgrim's Plunge building structure will be utilized for the Halloween Attraction. The water channel will not be incorporated into the attraction. Reference *drawing 4 of 66*.
- 2) The Queuing lines depicted in drawing 6 of 66 will be removed from the station. This will be guest viewing area for the Halloween attraction.
- 3) Some of the railing depicted in drawing 10 of 66 (South Elevation) and drawing 11 of 66 (East Elevation) will be removed to allow for additional emergency egress. This will ensure that emergency exits are located no more than 50ft apart.
- 4) The channel trough through the Pilgrim's Plunge building will be leveled off to prevent guest from falling into the trough (drawing 4, 6, 7, & 11 of 66). Plans to be developed by Oak Island Creative.

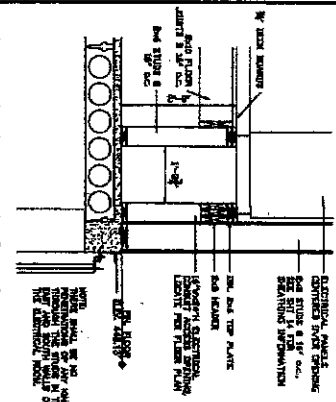
EXPLANATORY NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2003 INTERNATIONAL BUILDING CODE AND THE 2003 INTERNATIONAL PLUMBING AND MECHANICAL CODE AND THE 2003 INTERNATIONAL ELECTRICAL CODE.
2. THE FLOOR FINISH SHALL BE POLISHED CONCRETE ON SLABS.
3. THE FLOOR FINISH SHALL BE POLISHED CONCRETE ON SLABS.
4. CEILING SHALL BE SUSPENDED CEILING WITH 2' X 4' PANELS.
5. ALL WALLS SHALL BE 8" CMU WITH INTERIOR FINISH.
6. ALL PARTS TO BE ATTACHED TO STRUCTURE SHALL BE ANCHORED TO THE STRUCTURE WITH EPOXY BOLT & 1/2" DIA. STEEL BOLTS.
7. ALL PARTS TO BE ATTACHED TO THE FLOOR SHALL BE ANCHORED TO THE FLOOR WITH EPOXY BOLT & 1/2" DIA. STEEL BOLTS.
8. ALL PARTS TO BE ATTACHED TO THE CEILING SHALL BE ANCHORED TO THE CEILING WITH EPOXY BOLT & 1/2" DIA. STEEL BOLTS.
9. ALL PARTS TO BE ATTACHED TO THE WALL SHALL BE ANCHORED TO THE WALL WITH EPOXY BOLT & 1/2" DIA. STEEL BOLTS.
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17. ALL PARTS TO BE ATTACHED TO THE CEILING SHALL BE ANCHORED TO THE CEILING WITH EPOXY BOLT & 1/2" DIA. STEEL BOLTS.
18. ALL PARTS TO BE ATTACHED TO THE WALL SHALL BE ANCHORED TO THE WALL WITH EPOXY BOLT & 1/2" DIA. STEEL BOLTS.
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20. ALL PARTS TO BE ATTACHED TO THE CEILING SHALL BE ANCHORED TO THE CEILING WITH EPOXY BOLT & 1/2" DIA. STEEL BOLTS.

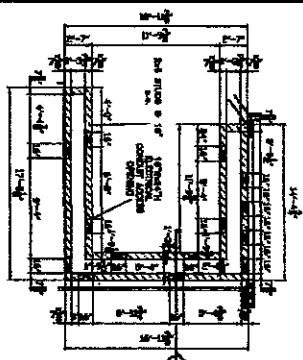
NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	CONCRETE	100	CU YD	
2	STEEL	100	TON	
3	CEMENT	100	TON	
4	BRICK	100	1000	
5	GLASS	100	SQ FT	
6	PAINT	100	GA	
7	ROOFING	100	SQ FT	
8	MECHANICAL	100	HR	
9	ELECTRICAL	100	HR	
10	PLUMBING	100	HR	
11	CONCRETE	100	CU YD	
12	STEEL	100	TON	
13	CEMENT	100	TON	
14	BRICK	100	1000	
15	GLASS	100	SQ FT	
16	PAINT	100	GA	
17	ROOFING	100	SQ FT	
18	MECHANICAL	100	HR	
19	ELECTRICAL	100	HR	
20	PLUMBING	100	HR	



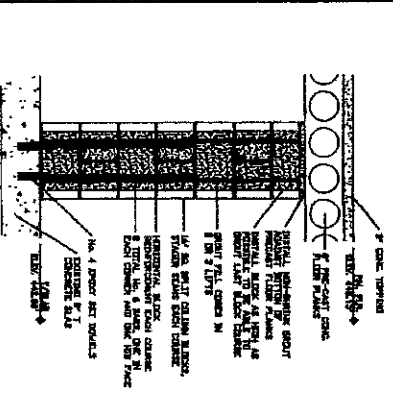
QUEUING STATION - MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



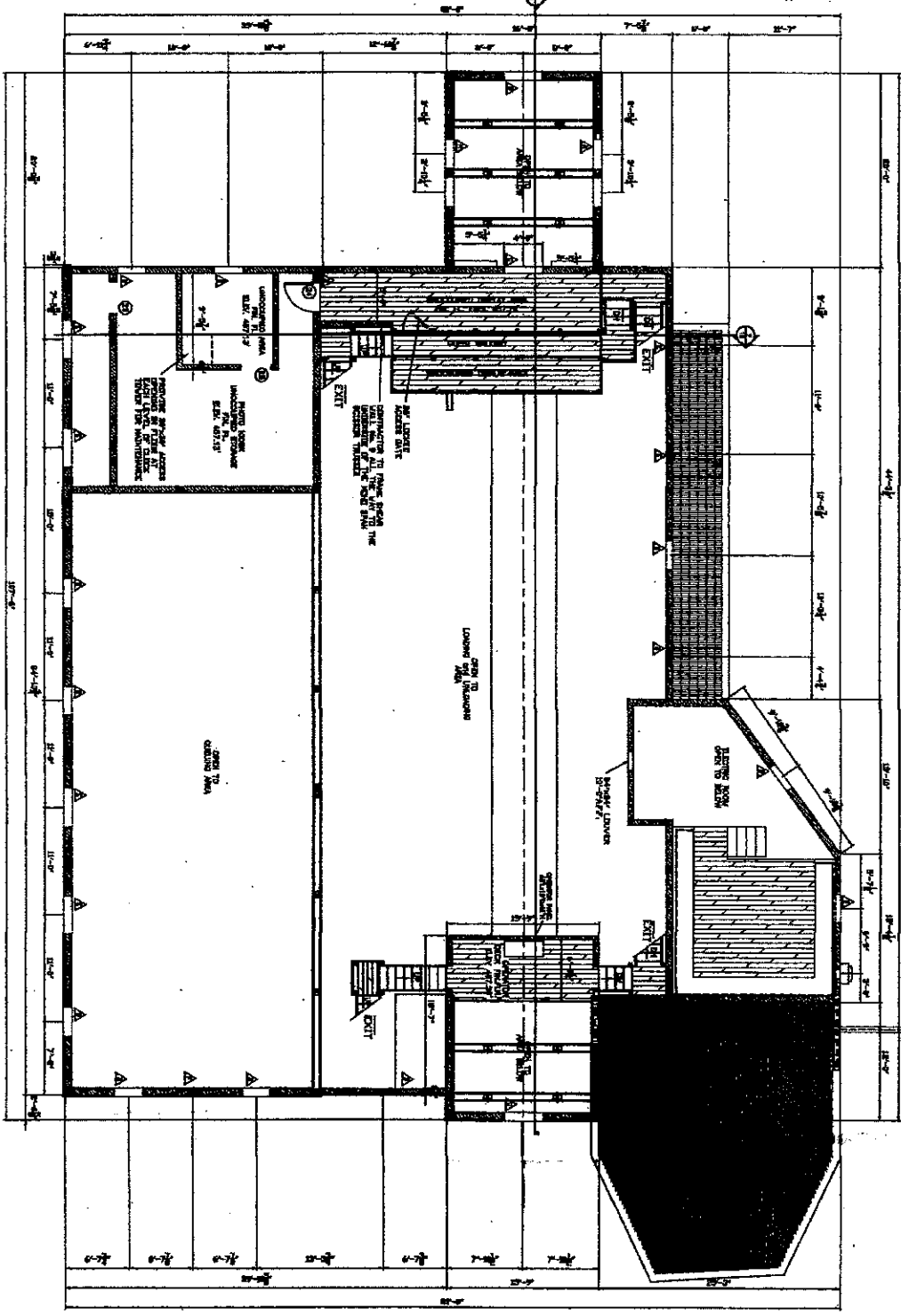
1 ELECTRICAL PANEL SUPPORT
SCALE: 3/8\"/>



2 ELECTRICAL ROOM - ELECTRIC PANEL SUPPORT FLOOR PLAN
SCALE: 3/8\"/>

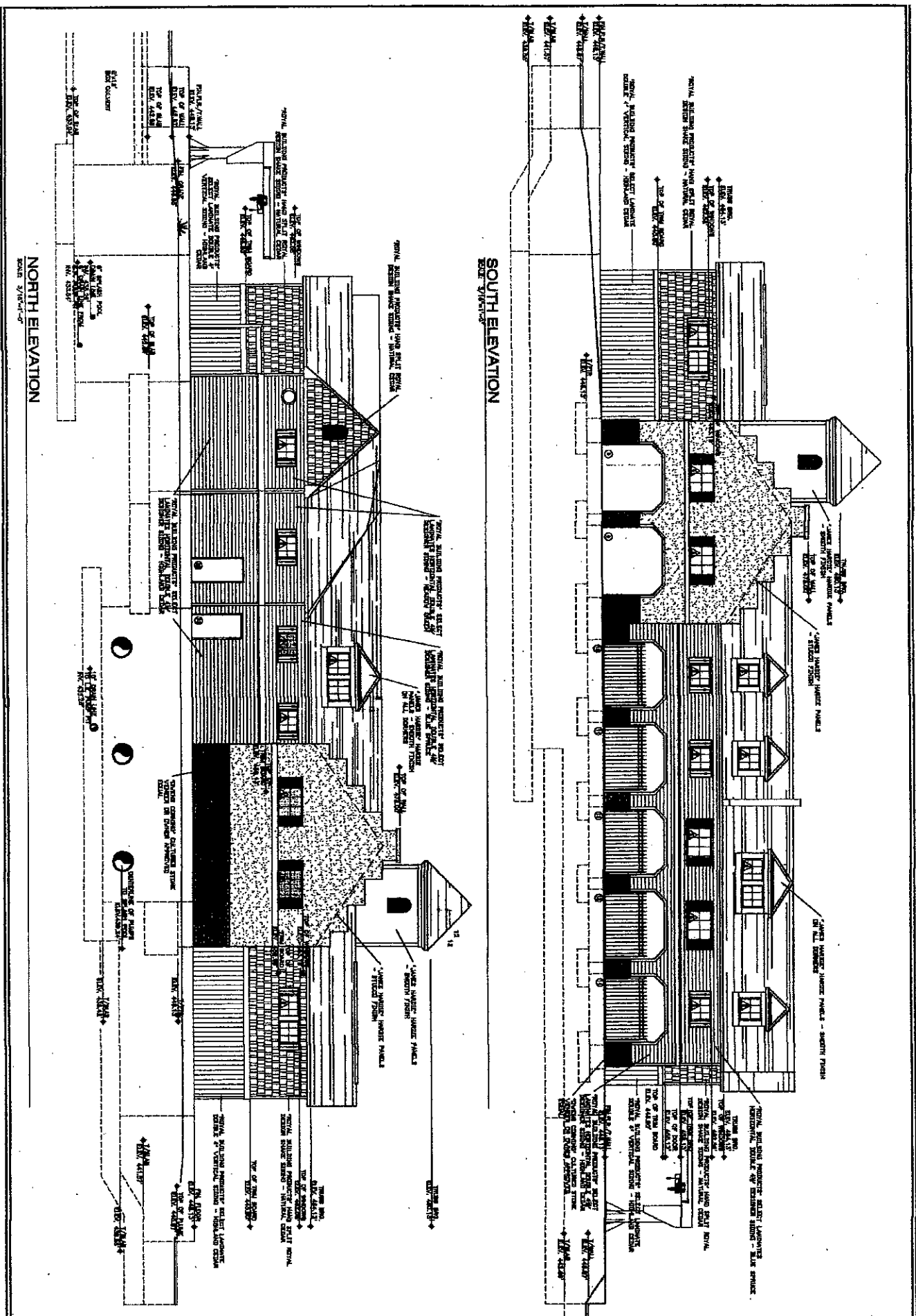


3 SUPPORT COLUMN DETAIL
SCALE: 1\"/>



4 QUEUING STATION - SECOND LEVEL FLOOR PLAN
SCALE: 3/8\"/>

	PROPERTY OF HOLIDAY WORLD & SAFARI WATER PARK SANTA CLAUDE, INDIANA		ENGINEER ARCHITECT CIVIL MECHANICAL ELECTRICAL PLUMBING
	PROJECT NO. 000115-01 DATE: 01/28/00		DRAWN BY: [Name] CHECKED BY: [Name] DATE: 01/28/00



10 <small>OF 11</small>	
<small>DATE</small> JANUARY 2008	<small>BY</small> D.L. K.A.
<small>SCALE</small> AS SHOWN	<small>PROJECT NUMBER</small> 2008-12-01

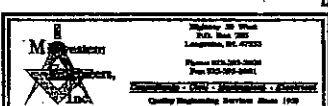


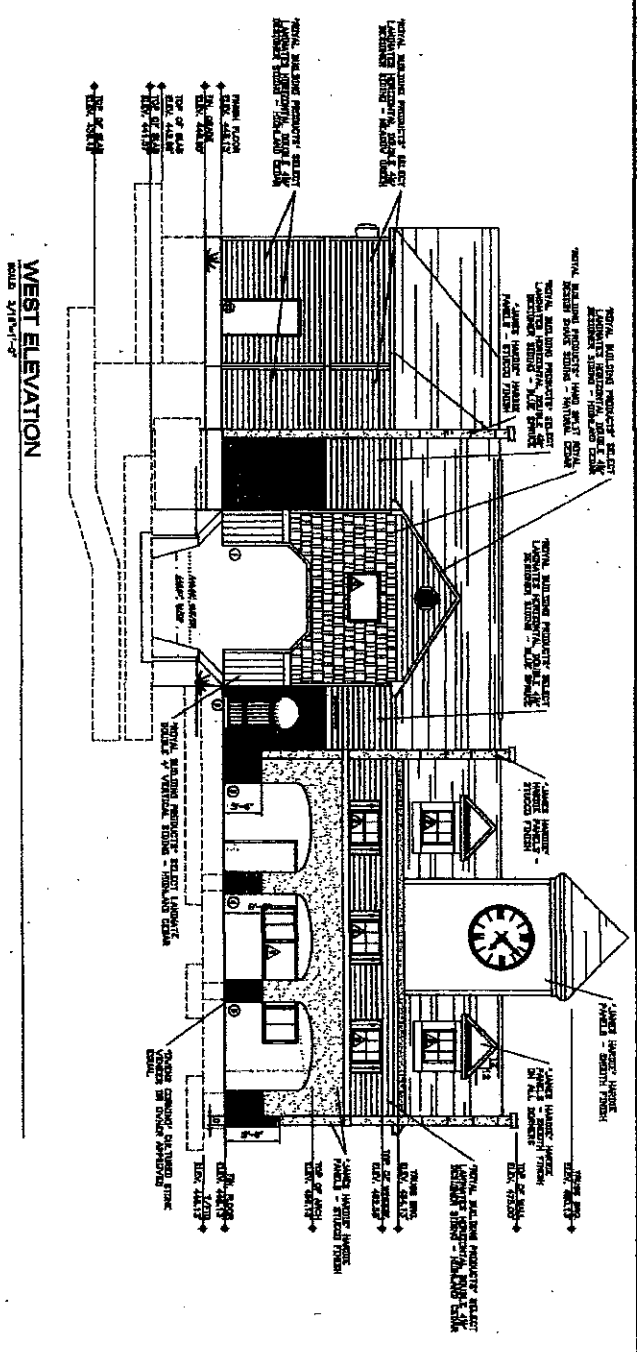
PROJECT:

 HOLIDAY WORLD

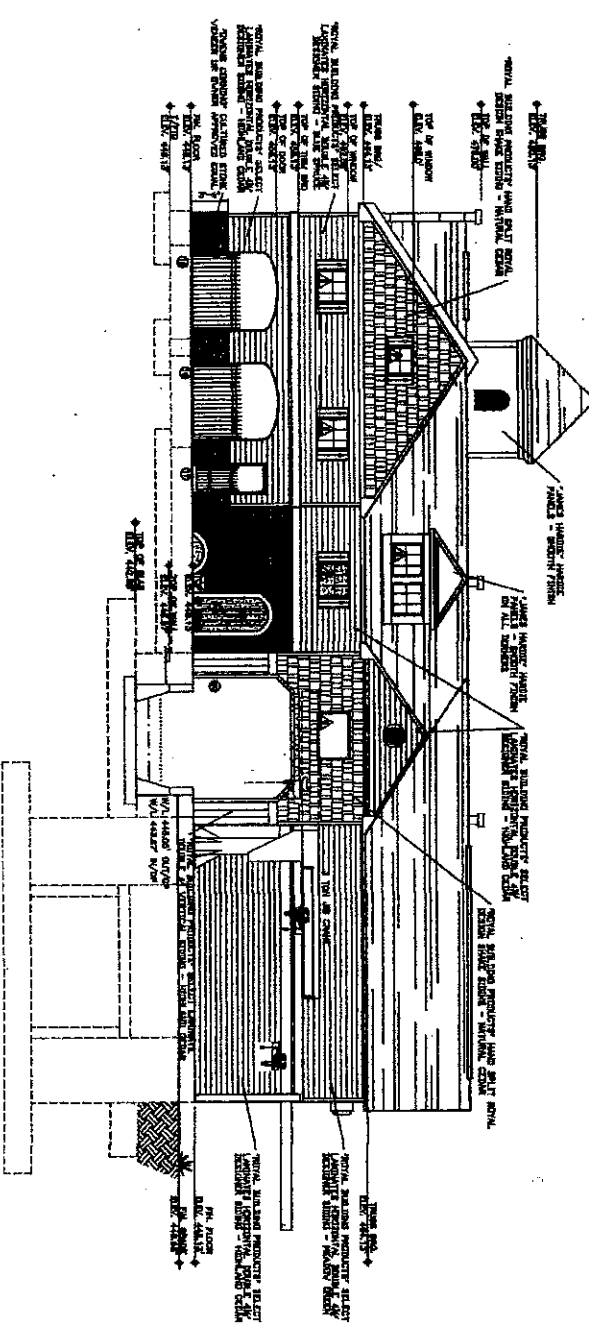
 & SPLASHNY SAFARI WATER PARK

 SANTA CLAU, INDIANA





WEST ELEVATION
SCALE 3/16"=1'-0"



EAST ELEVATION
SCALE 3/16"=1'-0"