

Owner / Applicant Information

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Project Information

Blackhawk Middle School Kitchen Renovation  
7200 East State Boulevard

Fort Wayne IN 46815

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: Other Code (Not in the list provided)

InBC - 2014 903.2.3

Conditions: An existing 1970(c), two story non sprinklered middle school will have an addition of approximately 750 sq ft to an existing fire area of approximately 104,500 sq ft. Code would require either the entire fire area over 12,000 sq ft to be sprinklered or a fire barrier or structurally independent fire wall to be installed.

#### 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 w

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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: 1. The net additional square footage is approximately 750 sq ft, which is less than 1% (.7%) of the existing 104,500 fire area.  
2. This is freezer, cooler, dry storage addition.  
3. Many similar variances have been approved for this common school addition challenge. (Southwick Elementary School 17-08-42, Sycamore Elementary 07-05-55, Pleasant Grove 16-12-03, Sugar Grove 16-12-11, Caston Education Center 16-11-41, Bell East Middle School 16-08-51, 16-03-47, 16-03-50, 16-01-22, 16-01-37)

#### 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.

☒

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 and difficulty to provide a new sprinkler system throughout this existing fire area, or separate them, given the small addition causing the non compliance. Additionally, there is no additional work planned that would require the installation of a new sprinkler system.

Variance Details

Code Name: 12-4-12 Existing Buildings; Additions or Alterations  
GAR Rule 4, Section 12(f)

Conditions: 

An existing 1970(c) two story middle school of Type IIB construction has an existing area of approximately 104,500 sq.ft.. The building will be put into non-compliance by the addition of approximately 750 sq ft. The additional square footage is a freezer, cooler, and dry storage area. Code would require either separation walls or the entire building to be sprinklered.

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 w

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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: 

1. The additional square footage of approximately 750 sq ft is approximately less than 1 % (.7%) of the overall area of the approximately 104,500 sq ft.  
2. This is cooler, freezer, and dry storage addition.  
3. Many similar variances have been approved for this common school addition challenge. (Southwick Elementary School 17-08-42, Sycamore Elementary 07-05-55, Pleasant Grove 16-12-03, Sugar Grove 16-12-11, Caston Education Center 16-11-41, Bell East Middle School 16-08-51,16-03-47, 16-03-50, 16-01-22,16-01-37)

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.

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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 is the cost to construct a fire wall or completely sprinkler an existing school for the net additional area of 750 square feet.

