

Owner / Applicant Information

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Project Information

Lane Middle School Renovation  
4901 Vance Avenue

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: 12-4-11 Change of Occupancy or Use of Existing Buildings  
Rule 4, Section 12(f), GAR

Conditions: The proposed 725 Cooler/Freezer addition will not be separated from the existing middle school building with a fire wall or fire barrier. The separation is required based upon the existing building exceeding current code for allowable area (25,375 sq ft) for Type IIB Construction and also the sq ft limit for nonsprinklered fire area (12,000 sq ft). The new cooler will replace an existing cooler of 140 sq ft. The project scope also includes installation of new mechanical and electrical systems, addition of air conditioning system, new domestic water system, new fire alarm system, and new finishes throughout. The existing building was constructed in 1964.

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 separation from the existing building will consist of the existing multi-wythe masonry exterior wall and a noncombustible freezer/cooler door.  
2. The addition will be structurally independent of the existing building.  
3. Based upon a normally unoccupied structure of noncombustible construction, the proposed separation in lieu of a fire wall will not be adverse to safety.

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 provision of a structurally independent fire wall and fire-rated freezer door would add considerable cost to this portion of the project, which is being bid as an alternate.