

Owner / Applicant Information

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Project Information

Lewis Cass Elementary School Additions and Renovations  
6540 E. State Road 218

Walton IN 46994

County CASS

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 1018.1 Tble 1018.1

Conditions: An existing 1977(c) elementary school will have a small addition and renovation project. Newly created corridors (new administration area, and reconfigure of media, small large group instruction area, creating and infilling with new walls, adding new doors and windows, etc) as part of a this school renovation project will not have rated construction, nor assemblies. The existing school is not protected by an automatic fire suppression system, and the existing corridors are non-rated. Code requires all new work to be constructed as a 1 hour rated corridor, including duct work dampers, with rated assemblies (doors, windows).

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 school has an existing fire alarm and smoke detection system in the existing corridors that will be maintained and extended into new corridors.  
2. Existing non rated corridors is approximately 753 lineal feet, new and remodeled corridors is a 90' lineal feet, approximately 11%.  
3. Similar variances have been approved for this common school corridor challenge. (Sycamore Elementary 17-05-55)

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.

☒ Y 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 cost and difficulty to construct rated corridors with rated assemblies in this small percentage of new and remodeled corridors. Rated corridor and assemblies in such a small percentage of this building's overall non rated corridor system will not substantially improve the overall fire safety of the building. The scope and budget does not support putting new automatic fire suppression in the part or all of the building.

Variance Details

Code Name: Other Code (Not in the list provided)  
InBC - 2014 903.2.3

Conditions: An existing 1977(c), one story non sprinklered elementary school will have an addition of approximately 2800 sq ft to an existing fire area of approximately 67,010 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 2800 sq ft, which is approximately 4% of the existing 60,010 fire area.  
2. The existing school has a fire alarm and smoke detection system that will be maintained and continued into the new corridors.  
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, 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.

☒ Y 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 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  
Rule 4, Section 12(f)

Conditions: An existing 1977(c) one story elementary school of Type IIB construction has an existing area of approximately 67,010 sq.ft.. The building will be put into non-compliance by the addition of approximately 2,800 sq ft. The additional square footage is an administration office 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).

1. The additional square footage of approximately 2800 sq ft is approximately 4.1% of the

Facts: 1. The additional square footage of approximately 2800 sq ft is approximately 4.1 % of the overall area of the approximately 67,010 sq ft.  
2. The existing school has a fire alarm and smoke detection system that will be maintained and continued into the new corridors.  
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 is the cost to construct a fire wall or completely sprinkler an existing school for the net additional area of 724 square feet.