

Owner / Applicant Information

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Project Information

Lewis Cass High School Additions and Renovations
6422 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: 12-4-12 Existing Buildings; Additions or Alterations
Rule 4, Section 12(f)

Conditions: An existing 1967 high school with additions in 1977, and 2008 of Type IIB construction has an existing area of approximately 178,000 sq.ft.. The building will be put into non-compliance by the addition of approximately 14,300 sq ft. The additional square footage is a practice gym, vestibule, and two (2) canopies. Code would require either structurally independent 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 14,300 sq ft is approximately 8% of the overall area of the approximately 178,000 sq ft.
2. The new gymnasium will be separated from the existing school by the existing exterior wall (2 hour fire barrier) and a new 2 hour fire barrier on the new gym side.
3. The small vestibule and entry canopies will have no combustible loading.
4. The existing school has a fire alarm and smoke detection system that will be maintained and continued into the new corridors.
5. Many similar variances have been approved for this common school addition challenge, including a previous variance on this school in 2008 08-09-25. (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 14,300 square feet.

Variance Details

Code Name: Other Code (Not in the list provided)

InBC - 2014 1018.1 Tble 1018.1

Conditions: An existing 1967 high school with additions in 1977 and 2008, will have a gymnasium/vestibule addition and renovation project. Newly created corridors (new administration area, and vestibule) with new walls, new doors and windows, mechanical work, 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 are approximately 1,900 lineal feet, new and remodeled corridors are 170' lineal feet, approximately 9% of the the existing system.
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.

☒

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 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 1967 non sprinklered high school with additions in 1977, and 2008 will have additions of approximately 14,300 sq ft to an existing fire area of approximately 178,000 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)

welfare. Explain why alternative actions would be adequate (be specific).

Facts:

1. The net additional square footage is approximately 14,300 sq ft, which is approximately 8% of the existing 178,000 fire area.

2. The new gymnasium will be separated from the existing school by the existing exterior wall (2 hour fire barrier) and a new 2 hour fire barrier on the new gym side, the vestibule and entry canopies are not separated from the school, nor the gymnasium.

3. The small vestibule will have no combustible loading.

4. The existing school has a fire alarm and smoke detection system that will be maintained and continued into the new corridors.

5. 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.