

Owner / Applicant Information

Greg Graham
Ball State University
3401 NORTH TILLOTSON AVE

MUNCIE IN 47306

Phone 7652852828

Email GGRAHAM@BSU.EDU

Submitter Information

Ralph Gerdes
Ralph Gerdes Consultants, LLC
5510 S. East St.

Indianapolis IN

Phone 3177873750

Email rgerdesconsultants@ameritech.net

Designer Information

John Rigsbee
CSO Architects
8831 Keystone Crossing

Indianapolis IN

Phone 3178487800

Email jrigsbee@csoinc.net

Project Information

Ball State University
1585 North McKinley

Muncie IN 47306

County DELAWARE

Project Type New ☒ Y 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)

2014 InBC, Table 601

Conditions: New Dining Facility of Type IIA (1 hour) noncombustible construction will have a portion of the roof construction non-rated (0 hour). Non-rated roof portion will have approximately 28 feet clearance from first level. Given a partial second floor is within approximately 12 feet of the roof structure entire roof is required to be one (1) hour fire-rated. Footnote (b) requires the entire roof structure to have 20 feet clearance to eliminate the one (1) hour fire-rating.

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

☐ 2

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. As required by code, the building will be sprinklered per NFPA 13.
2. Sprinkler system for portion of non-protected roof structure (generally seating area) will be upgraded from Light Hazard occupancy to Ordinary Hazard Group 1.
3. Number of exits and capacity for first level exceeds minimum code requirements.

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.

☐

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: Given the limited fire loading of the seating area and the upgraded sprinkler system, need and cost of fireproofing and finish ceiling is questionable.

Variance Details

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

2014 InBC, Table 705.8

Conditions: Existing dormitory (LaFollette Hall) will have exterior openings that exceed amount permitted by code. With construction of New Dining Facility portions of LaFollette Hall have been demolished. New assumed property line results in dormitory openings closer to new assumed property line. Dormitory will be within three (3) feet of assumed line which is not permitted to have openings. Building has 57% unprotected openings on elevation facing LaFollette Hall.

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

2

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. Remaining portion of LaFollette Hall will be demolished after construction on two (2) new dormitories. After construction of New Dining Facility timeline for demolition of LaFollette Hall is approximately three (3) years.
2. New Dining Facility will be sprinklered. NFPA 80A-2017 Edition, Sec. 5.6.4 states that exposed building (New Dining Facility) has substantially reduced exposure with sprinklers. Sec. 5.6.3 notes that the new facility does not pose any hazard to dorm.

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: Condition will be temporary until construction of two (2) new dormitories. New building will be sprinklered greatly reducing hazard. LaFollette Hall needs to be in use during design and construction of new dormitories.

