

Owner / Applicant Information

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Project Information

Hamilton Heights High School Athletics & Vestibule Addition
25350 State Road 19

Arcadia IN 46030

County HAMILTON

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: 3177768490

Email: tracey.million@arcadia.in.gov

Local Fire Official

Phone: 3177768490

Email: firechief@jacksontownshiptrustee.com

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC Sec. 706.2

Conditions: A 2-hour fire barrier and horizontal assembly will be provided in lieu of a 2-hour structurally stable fire wall to separate the sprinklered addition from the existing partially sprinklered building. A fire wall is required to separate the two buildings based upon exceeding allowable building area for Type IIB Construction without sprinklers throughout.

The project includes a new addition with corridor/vestibule, concessions, athletic offices and restrooms. The building is 2-stories, Type IIB construction and classified as Group E occupancy.

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 addition will be structurally independent from the existing building.

2. The 2-hour separation will consist of existing exterior walls, existing 2-hour area separation wall and upgrade to existing CMU corridor wall. The corridor is separated from the existing 2nd floor by a 12" hollow core precast slab above the lay-in ceiling, with 2 1/2" concrete topping on top. The barrier walls extend to the bottom of the precast slab above.

3. Openings in the existing corridor will be upgraded to 90-minute rating and any penetrations will be sealed as required.

4. The addition will be fully sprinklered. Portions of the existing building are sprinklered and sprinklers are being added to areas during remodel projects.

5. Sprinklers will be extended into the existing corridor along with the addition.

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: Hardship is the difficulty and cost associated with constructing a separate structurally independent fire wall. Additional areas of the existing school building are being sprinklered as they are remodeled.

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IFC Sec. 3311.2

Conditions: The proposed addition to the existing school will impact the means of egress and require temporary means of egress during construction that will not comply with the egress

temporary means of egress during construction that will not comply with the egress requirements for new construction.

The project includes a new addition with corridor/vestibule, concessions, athletic offices and restrooms. The building is 2-stories, Type IIB construction and classified as Group E occupancy.

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. Exit closures at the addition will not increase travel distance beyond the 200 feet permitted.
2. Sec. 3311.2, exception, IFC, states that "approved temporary means of egress systems and facilities" may be provided during construction. Temporary egress provisions will be provided as indicated on the drawings.
3. Exit lighting and signage will be adjusted as necessary to accommodate the planned modifications to the egress system.
4. Fire drills will be conducted to familiarize students and faculty of the revised egress routes as indicated.
5. When the shell of the addition is completed (expected October 2018), temporary egress will be provided through the addition for any events that are open to the public. It will remain closed all other times.
6. A fire watch will be provided for any events in the gym with over 1,000 occupants during the time in which there are only 3 exits from the gym (approximately through October 2018 when the addition shell will complete and a 4th temporary exit open for public events).

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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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:

Egress from the occupied areas of the school cannot effectively and safely be maintained through the construction zone. It is not feasible to vacate the affected areas during construction.

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC Sec.716.5

Conditions:

Windows and doors in the 2-hour wall between the existing building (natatorium and gymnasium) and addition will not be 90-minute rated as required.

The project includes a new addition with corridor vestibule, concessions, athletic offices and restrooms. The building is 2-stories, Type IIB construction and classified as Group E occupancy.

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 addition will be fully sprinklered.

2. Closely spaced sprinklers will be provided at the openings (6 feet o.c., 12 inches from openings).

3. The doors will have closers.

4. Similar variances have been approved for additions to schools, including 17-11-68a, 17-08-35c and 16-10-33b.

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.

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:

Imposition of the rule will prevent the desired visibility between the existing natatorium and gymnasium spaces and the addition.

