

Owner / Applicant Information

Enrico Frattaccia
Valparaiso Community Schools
3801 NORTH CAMPBELL STREET

VALPARAISO IN 46385

Phone 2195313000

Email RFRATACCIA@VALPO.K12.IN.US

Submitter Information

Edwin Rensink
RTM Consultants Inc
6640 Parkdale Place

Indianapolis IN

Phone 3173297700

Email rensink@rtmconsultants.com

Designer Information

Michael Rosillo
Gibraltar Design
9102 North Meridian Street

Indianapolis IN

Phone 3175805777

Email mrossillo@gibraltardesign.com

Project Information

Valparaiso High School Natatorium Addition
2727 North Campbell Street

Valparaiso IN 46385

County PORTER

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: 2010 NFPA 13 Installation of Sprinkler Systems (675 IAC 28-1-5)

8.1.1

Conditions: Automatic sprinkler protection will not be provided in the room containing the pool in the Natatorium addition. The building will be otherwise sprinklered throughout for purposes of allowable area increase and the mandatory sprinkler requirement for E Occupancies.

The building is classified as E Occupancy and Type IIB Construction.

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

☐ 1

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: Automatic sprinkler protection will be provided in the locker rooms, storage rooms, concessions, mechanical rooms and other ancillary spaces adjacent to the pool and the rest of the addition, as required. The lack of sprinkler protection in the room containing the pool will not be adverse to safety, due to lack of hazard in this area.

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 hardship is the cost of installation of sprinklers over an area with no fire hazard, and the cost of maintenance in a pool atmosphere.

Variance Details

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

Conditions: Existing doors in two (2) locations within a 2-hour fire barrier will be nonrated. The doors are required to be 90-minute rated. The 2-hour wall is being provided to create a horizontal exit for the existing building in order to maintain the existing building in compliance with egress travel distance limits.

The building is classified as E Occupancy and Type IIB Construction.

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

- 2

1=Non-compliance with the rule will not be adverse to the public health, safety or w

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 protected throughout with an automatic sprinkler system, with the exception of over the pool per other variance filed.
2. Closely spaced sprinklers will be located on each side of the existing doors at the ceiling level within 12 inches of the openings.
3. Similar variances have been granted for openings between additions and existing school buildings, including 16-10-33b, 17-08-35c, and 17-11-68a.

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: Imposition of the rule would result in the loss of existing windows desired to provide visibility between the school building and the Natatorium common areas.

Variance Details

Code Name: 2014 IBC
1016.1

Conditions: Egress travel distance from a portion of the 2nd floor of the Natatorium addition will exceed the permitted 250 feet egress travel distance to an exit. Maximum travel distance from public areas will be 278 feet, and the maximum travel distance from the upper level mechanical room will be 368 feet.

The building is classified as E Occupancy and Type IIB Construction.

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

- 1

1=Non-compliance with the rule will not be adverse to the public health, safety or w

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 protected throughout with an automatic sprinkler system, with the exception of over the pool per other variance filed.

- exception of over the pool per other variance filed.
2. The public seating area on the 2nd floor is entirely within the permitted 250 feet travel distance.
 3. The Indiana Building Code prior to adoption of the International Building Code (2003) permitted egress travel distance of up to 325 feet in a sprinklered E Occupancy.
 4. A 2-hour fire barrier is being provided to create a horizontal exit for the existing building in order to keep existing areas within the permitted travel distance.
 5. Similar variances have been granted for schools since 2003, including 07-07-29a, 08-03-13, 09-09-20, 12-09-18, 13-10-22, 14-01-64, and 14-02-32.

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.

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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.

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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:

Based upon the need to secure access back into the adjoining high school, all egress from the Natatorium is to the south and west, limiting the ability to maintain travel distance within code limits.