

Owner / Applicant Information

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Project Information

Adams Central Community Schools
222 W. Washington Street

Monroe IN 46772

County ADAMS

Project Type New ☐ Addition ☒ Alteration ☒ Existing ☐ Change of Occupancy ☐

Project Status ☒ U F=Filed U or Null=Unfiled

IDHS Issued Correction order? ☐ Has Violation been Issued? ☐

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 IFC, 3311.2

Conditions: The code requires means of egress to be maintained during construction and demolition, remodeling or alterations and additions to any building. The existing exterior exit, indicated on the attached drawing, will be closed during the construction of Phase 2. Closing the exit will create a temporary dead end of approximately 28 feet. The request for temporary means of egress as described will be from March 1, 2018 - January 31, 2019.

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. Sec. 3311.2, exception, IFC, states that approved temporary means of egress systems and facilities may be provided during construction.

2. A temporary wall will be constructed to reduce the dead end corridor from 59 feet to approximately 28 feet. Based upon a corridor width of 10 feet, a maximum dead end of 25 feet is permitted.

3. The travel distance to an exit will not exceed that permitted by code, 200 feet.

4. Exit lighting and signage will be adjusted as necessary to accommodate the planned modifications to the egress system.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

☒ Y

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: The use of temporary means of egress provisions will permit the use of existing building areas during construction. It is not feasible to provide a complying corridor configuration or to maintain the existing exit during construction of the addition.

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC, 706

Conditions: The classroom and gymnasium additions will be separated from the existing school with a 2-hour fire barrier in lieu of a 4-hour structurally independent fire wall. A 4-hour fire wall is required based upon the date of the last addition to the building (1987).

The project involves a classroom addition (38,815 sf), a gymnasium addition (31,156 sf), and the renovation of portions of the existing school.

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 additions will be protected throughout with an automatic sprinkler system per NFPA 13.
2. The additions will be structurally independent of the existing building.
3. Variance 10-09-39(a) was granted for this school to permit the 2010 addition to be separated by a 2-hour fire barrier in lieu of a 4-hour fire wall. Similar variances have been granted in the past.

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: It is cost hardship to provide a separate fire wall that complies with the structural stability requirement.

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC, 1018.1

Conditions: A portion of the existing school will be renovated. The variance request is to permit the new corridors within the renovated areas to be non-rated. Code requires new corridors to be 1-hour rated when the building is not sprinklered throughout. See attached plans for details.

The project involves a classroom addition (38,815 sf), a gymnasium addition (31,156 sf), and the renovation of portions of the existing school.

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).

4. The area being requested including addition, existing, will be sprinklered per NFPA 13.

Facts: 1. The area being renovated, including adjoining corridors, will be sprinklered per NFPA 13.
2. The lack of rated corridors is not be adverse to safety based upon the rooms and corridors egress corridors being sprinklered.
3. Variance 10-09-39(c) was granted for this school to permit the non-rated corridors in portions of the building renovated 2010 based upon sprinklers being added to the renovated areas.

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 provide 1-hour rated corridor walls and 20-minute rated doors with closers when this portion of the building is sprinklered.