

Owner / Applicant Information

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Designer Information

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Project Information

Northwestern Schools Athletic Building  
3431 County Road 400 N

Kokomo IN 46901

County HOWARD

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: 2010 Indiana Energy Conservation Code (675 IAC 19-4)  
4.1.1.1

Conditions: 

The proposed locker-restroom-concession building to be constructed on the high school athletic fields will not be designed to comply with the Energy Code. Based upon the provision of minimal heating during the limited time duration of occasional evenings in the fall or early spring, full compliance with the Energy Code is required.

The building will be approximately 4,450 sq ft in area.

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: 

Small heating units will be used to provide minimal heat as needed for this structure. The building will be vacant for the vast majority of time. There is no cooling provided at any time. Due to the small size of the building and very minimal energy usage, lack of compliance with the Energy Code will not be adverse to public welfare.

Similar variances have been granted over the past 7 years, including 11-05-17, 11-06-53, 11-07-21, 13-04-22, and 13-11-61c, 16-03-18, 16-03-55, 16-04-46, 16-05-9, 16-05-11, 16-06-19, 17-12-60, and others.

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.

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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.

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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 cost to provide a fully compliant design to meet the Energy Code for buildings with very minimal energy usage. The payback in Energy savings would not be realized within the expected life of the building. Indiana has amended out provisions in ASHRAE 90.1 that would exempt structures that are minimally heated.