

Owner / Applicant Information

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Project Information

Northwestern High School Addition and Renovation
3431 County Road 400 N

Kokomo IN 46901

County HOWARD

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: 12-4-12 Existing Buildings; Additions or Alterations
Rule 4, Section 12(f), GAR

Conditions: The proposed addition of approximately 2,000 sq ft + existing building area of 218,425 sq ft exceeds allowable area (25,375 sq ft) per current code for Type IIB Construction. Additionally the building exceeds the permitted 12,000 sq ft fire area for a nonsprinklered E Occupancy.
The addition will expand two (2) existing Biology labs and add a small adjoining greenhouse structure. The project scope also includes renovation of two (2) existing chemistry labs and a physics lab.

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 additions represent less than a 1% increase in existing building area.
2. An exterior exit will be added to each expanded Biology lab. The rooms currently egress into an interior corridor only. Each room will have two (2) means of egress.
3. Based upon the relatively small additional sq footage and the improvement of existing egress conditions, the additional area to the existing building will not be adverse to safety.

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 addition cannot be separated since it is by nature an extension of existing rooms. Creating a fire wall within the existing building is cost prohibitive given the relatively small scope of the project.