

Owner / Applicant Information

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Project Information

Walnut Elementary School  
3548 S 775 E

New Ross IN 47968

County MONTGOMERY

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: 7653646490

Email: marc.bonwell@montgomeryco.net

Local Fire Official

Phone: 7653646490

Email: gwill360@yahoo.com

## Variance Details

Code Name: Other Code (Not in the list provided)

InBC - 2014 1018, Tble 1018.1

Conditions: An existing 1963(c), with an addition in 1990, elementary school will have a vestibule addition and renovation project. Newly created corridors (new administration area) creating and infilling with new walls, adding new doors and windows, etc) as part of a this school renovation project will not have rated construction, nor the assemblies. The existing school is not protected by an automatic fire suppression system, and the existing corridors are non-rated. Code requires all new work to be constructed as a 1 hour rated corridor, including duct work dampering, with rated assemblies (doors, windows).

### 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 school has an existing fire alarm and smoke detection system in the existing corridors that will be maintained and extended into new corridors.  
2. Similar variances have been approved for this common school corridor challenge. (Lewis Cass HS 17-12-38, Lewis Cass Elementary 17-12-39, Sycamore Elementary 17-05-55)

### 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.

☒

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 involves the cost and difficulty to construct rated corridors with rated assemblies in this small percentage of new and remodeled corridors. Rated corridor and assemblies in such a small percentage of this building's overall non rated corridor system will not substantially improve the overall fire safety of the building. The scope and budget does not support putting new automatic fire suppression in the part or all of the building.

Variance Details

Code Name: Other Code (Not in the list provided)  
InBC - 2014 903.2.3

Conditions: An existing 1963(c), one story non sprinklered elementary school will have an addition of approximately 710 sq ft (entry vestibule) to an existing fire area >12,000 sq ft. Code would require either the entire fire area over 12,000 sq ft to be sprinklered or a fire barrier or structurally independent fire wall to be installed.

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 existing school has a fire alarm and smoke detection system that will be maintained and continued into the new corridors.  
2. Many similar variances have been approved for this common school addition challenge. (Blackhawk MS 17-12-17, Lewis Cass Ele 17-12-39, Lewis Cass HS 17-12-38, Southwick Elementary School 17-08-42, Sycamore Elementary 07-05-55, Pleasant Grove 16-12-03, Sugar Grove 16-12-11, Caston Education Center 16-11-41, Bell East Middle School 16-08-51, 16-03-47, 16-03-50, 16-01-22, 16-01-37)

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 owner's undue hardship involves the cost and difficulty to provide a new sprinkler system throughout this existing fire area, or separate them, given the small addition causing the non compliance. Additionally, there is no additional work planned that would require the installation of a new sprinkler system.

Variance Details

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

Conditions: An existing 1963(c) one story elementary school (addition: 1990) has an existing area of approximately 49,160 sq.ft. The building will be put into non-compliance by the addition of approximately 710 sq ft. The additional square footage is an entry vestibule. Code would require either separation walls or the entire building to be sprinklered.

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 additional square footage of approximately 710 sq ft is approximately 1.45% of the overall area of the approximately 49,160 existing sq ft.  
2. The existing school has a fire alarm and smoke detection system that will be maintained

2. The existing school has a fire alarm and smoke detection system that will be maintained and continued as needed into new construction.

3. The building has three (3) existing 2 hr area separation walls (fire barriers) that will be maintained.

4. Many similar variances have been approved for this common school addition challenge system). (Blackhawk Middle School 17-12-17, Lewis Cass Elementary School 17-12-39, Lewis Cass HS 17-12-38, Southwick Elementary School 17-08-42, Sycamore Elementary 07-05-55, Pleasant Grove 16-12-03, Sugar Grove 16-12-11, Caston Education Center 16-11-41, Bell East Middle School 16-08-51,16-03-47, 16-03-50, 16-01-22,16-01-37)

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 construct a fire wall or completely sprinkler an existing school for the additional area of 710 square feet.