

Owner / Applicant Information

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Project Information

Sycamore Elementary School Renovations - Phase II
1600 East Sycamore Street

Kokomo IN 46904

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: Other Code (Not in the list provided)

InBC - 2014 1018, Tble 1018.1

Conditions: An existing 1962(c), 1967 and 1994 elementary school will have a small renovation project. Remodeled corridors (removing old doors, walls, creating and infilling with new walls, adding new doors and windows, etc) as part of a minor school renovation project will not have rated wall construction, nor assemblies. The existing school is not protected by an automatic fire suppression system, and the existing corridors are non-rated with a corridor smoke detection system. Code requires all new work to be constructed as a 1 hour rated corridor with rated assemblies.

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 smoke detection and fire alarm system in the existing corridors. The system will be replaced with a new system, and extended as necessary, into new corridors.
2. Existing non rated corridors is approximately 2,890 lineal feet, replacing approximately 80 lineal feet, and constructing 30 lineal feet of new non rated corridors. (approximately 3.8% of the existing corridors are affected)
3. Similar variances, including one last year for Phase I of this project, have been approved for this common school corridor challenge. (Walnut Elementary 18-03-51, Lewis Cass Polytechnic Academy 18-03-50, 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:

☐ 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 construct rated corridors, and install rated assemblies in this small percentage of new openings in remodeled corridors. Rated corridors 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.

