

Owner / Applicant Information

REBA HARRIS  
THE GILEAD HOUSE INC.  
406 EAST SYCAMORE ST

KOKOMO IN 46901

Phone 7658659427

Email GILEADHOUSE2@SBCGLOBAL.NET

Submitter Information

Melissa Tupper  
RTM Consultants, Inc.  
6640 Parkdale Place

Indianapolis IN

Phone 3173297700

Email tupper@rtmconsultants.com

Project Information

THE GILEAD HOUSE INC.  
406 EAST SYCAMORE ST

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? ☐ Has Violation been Issued? ☐

Violation Issued by: NA

Local Building Official

Phone: 7654567362

Email: aengledow@cityofkokomo.org

Local Fire Official

Phone: 7654567362

Email: Chall@cityofkokomo.org



Variance Details

Code Name: 12-4-11 Change of Occupancy or Use of Existing Buildings  
12-4-11(b)

Conditions: The variance request is to permit a time extension to the previously approved variance for this project (17-05-30). The facility was trying to get a grant to pay for the installation of a sprinkler system. They have not received a grant so they will be financing the sprinkler system. The variance request is to permit the continued use of the facility without complying with the rules for new construction or without evaluating the change of use using Chapter 34 for a 1 year period from the date of the commission hearing.

The project involves temporarily using the gymnasium of the existing building for housing for drug and alcohol recovery. The building was previously a YWCA and now is occupied by The Gilead House. The Gilead House specializes in drug and alcohol addition recovery and provides resources to those re-entering society from jail or prison.

Founded in 1998, The Gilead House offers free, personalized outreach programs and services for broken, forgotten and hopeless men, women and their children. They provide educational and training programs that help our clients succeed at home, work, and in their local communities. They are a trusted voice in the judicial system on behalf of individuals and families, advocating for their right to a rehabilitative experience.

The building will be classified as I-1, B, and S-1 Occupancy. The building was constructed in 1961, is 1-story with basement, and Type IIB Construction. The 1st floor is approximately 12,908 sf and the basement is approximately 4,105 sf.

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. There will be 24 hour supervision at all times. The Gilead House offers classes during the day as well as some evening classes for women and people in the community. They will have the gym set up to house up to 28 women. The previous variance was for up to 20 women. There will be 3-4 staff members during the day and 1-2 resident managers during the afternoon and midnight shift. The women will receive all of their services at the Gilead House. Meals, showers and other needs will be provided for them at all times.

2. The gym is wide open, office cubicles will be set up in the gym to create privacy for the residents.

3. The existing building has a fire alarm system throughout as well as a corridor smoke detection system.

4. There are three exits from the gym, 1 directly to the exterior.

5. The corridors are 1-hour rated.

6. The maximum travel distance from the gym to an exit is approximately 90 feet.

7. The stairs to the basement are enclosed in 1-hour construction. The basement is not under the gym.

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:

There is an immediate and ongoing need for housing for those going through drug and alcohol rehabilitation. The owner was hoping to receive a grant for the sprinkler system, but is forgoing that process and will be installing the sprinkler system through financed funding this year.

The services offered by The Gilead House are free, therefore they do not have the immediate funds to comply with code. The residents are supervised 24 hours a day. The gym is wide open so any fire would be readily apparent to staff who are supervising the residents at night. The existing building has a fire alarm system with a corridor smoke detection system.