

Owner / Applicant Information

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Project Information

IVY Tech Kokomo Campus - Main Building Renovations
1815 East Morgan Street

Kokomo IN 46903

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 706.2

Conditions: An existing 1989's higher education classroom building is having specific area remodeling work accomplished that involves relocating an existing area separation wall that will not be structurally independent. The relocated area separation wall (fire wall) is required to be structurally independent in a non sprinklered building.

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. A new 2 hour fire barrier will be constructed approximately 6 feet from its current location, and in the same configuration and termination at the deck. (purpose: to increase the size of a storage room, and eliminate an unused corridor)
2. The existing area separation wall is not structurally independent and terminates at the deck, the new situation is not worse than the existing condition.

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: Owner's undue hardship is the additional cost involved (modification of existing roof structural) to obtain structural independence for this relocated wall that will not be any worse than the existing situation, just 6 feet to the east.

Variance Details

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

InBC - 2014 1018, Tble 1018.1

Conditions: An existing 1970(c) higher education classroom building is having a large renovation project where newly created corridors in the work area will not be rated construction nor have rated assemblies. A new sprinkler system will be installed in all of the remodeled area, but not throughout the entire area between area separation walls, thus not sprinklered throughout. Code requires the entire area to be sprinklered throughout in order to take the exception for rated corridors.

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. A new automatic fire suppression system will be install in the remodeled area identified per NFPA 13.
2. The remaining portion of the area not sprinklered is atmospherically separated by being in a separate building separated by open courtyard.
3. The sprinklered building is separated from other portions of the building by existing rated area separation walls.
4. Many similar variances have been approved for this common remodeling challenge. Ladoga Elementary 18-03-28, Lewis Cass HS 17-12-38, Northview HS (16-08), Clay City Jr. Sr HS (16-08), Batesville HS (16-08)

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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 is the cost to install the new sprinkler system in areas of the building not scheduled for remodeling.

