

Owner / Applicant Information

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Project Information

NorthWood High School Gym Railing Replacement
2101 North Main Street

Nappanee IN 46550

County ELKHART

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: 12-4-9 Maintenance of Existing Buildings and Structures
Rule 4, Section 9(f), GAR

Conditions: The replacement railing in front of the south bank of upper bleachers in the gymnasium c
xwill reduce the width of the existing 5'5" front cross aisle to approximately 5'0", which is less
than required by current code for the occupant load of the bleachers. The bleachers have a
calculated occupant load of 1,180.
The railing system will also include gates that replace what was in the original design for the
bleachers - the gates connect the cross aisle with the lower seating aisles. The upper
bleachers are at grade level (lower bleachers egress to the lower level sunken gymnasium
floor level. A separate set of four (4) stairs serve the lower level seating.

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 new railing will improve general safety by virtue of meeting the current code-required
height of 42 inches. The existing pipe rail is at approximately 36 inches in height and does
not have intermediate members such that a 4-inch sphere cannot pass.
2. The fractional reduced width will not materially reduce the capacity of existing egress time.
The 1967 Indiana code had very minimal requirements for egress width.

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: Imposition of the rule would require a significant reduction of seats, or otherwise prevent the
proposed replacement railing project. The railing replacement project has been initiated by
the owner and their insurer in response to general safety concerns. The proposed
replacement railing will be attached to the floor slab instead of the edge in order to provide
proper structural support for lateral loading. Additionally, attachment to the face of the slab
would interfere with the location of the lower level bleachers.