

Owner / Applicant Information

Scott Martin
Indianapolis Public Schools
120 EAST WALNUT STREET

INDIANAPOLIS IN 46204

Phone 3172264653

Email MARTINSC@MYIPS.ORG

Submitter Information

Edwin Rensink
RTM Consultants Inc
6640 Parkdale Place

Indianapolis IN

Phone 3173297700

Email rensink@rtmconsultants.com

Designer Information

Sarah Hempstead
Schmidt Associates
415 Massachusetts Avenue

Indianapolis IN

Phone 3172636226

Email shempstead@schmidt-arch.com

Project Information

IPS Arlington Middle School
4825 North Arlington Avenue

Indianapolis IN 46226

County MARION

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: 12-4-11 Change of Occupancy or Use of Existing Buildings
Rule 4, Section 11(b), GAR

Conditions: Portions of each of the three (3) floors will be converted for use for B Occupancy uses not meeting the 'accessory occupancy' stipulations in Sec. 508.2 - and is therefore considered a partial change of occupancy. The variance request is to permit the change of occupancy without bringing the building into compliance with current codes. A 1st floor classroom area of 2,334 sf will be converted as space for IPS Police Dept, a 2nd floor area of classroom/office area of 14,775 sf will be converted for use by the Facilities Maintenance Dept, and a 3rd floor classroom area will be converted for use as professional development for IPS staff, including classroom, conference, and office space.
The facility was converted earlier this year to a middle school. The building was built in 1961 as a high school. Current classification of the building is E Occupancy, with accessory B Occupancy (office and administrative).

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

1

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 building is protected throughout with an automatic sprinkler system.
2. The building is provided with a fire alarm system throughout.
3. The areas involved on the 1st and 2nd floor are relatively a small percentage of each floor. The 3rd floor area will displace existing educational area for previous high school use with adult education functions - an arguably less hazardous use.
4. The areas involved do not create a hazard to the existing educational use areas.

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.

☒ 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 not permit the proposed partial conversion due to the excessive costs associated with dividing the building into fire walls and other costly remedial construction. The building due to the 3-story height does not meet current code for an unlimited area building. A declining enrollment has pinched the IPS budget. The proposed conversion is part of a larger IPS effort to consolidate and optimize existing facilities by moving various functions from other locations where buildings are being sold or otherwise re-purposed. Previous projects over the past 20 years have added sprinkler and fire alarm systems to aging facilities in order to extend their useful life.

Variance Details

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

Conditions: Portions of each of the three (3) floors will be converted for use for B Occupancy uses not meeting the 'accessory occupancy' stipulations in Sec. 508.2 - and is therefore considered a partial change of occupancy. A 1st floor classroom area of 2,334 sf will be converted as space for IPS Police Dept, a 2nd floor area of classroom/office area of 14,775 sf will be converted for use by the Facilities Maintenance Dept. and a 3rd floor classroom area will be

converted for use by the Facilities Maintenance Dept, and a 3rd floor classroom area will be converted for use as professional development for IPS staff, including classroom, conference, and office space. The facility was converted earlier this year to a middle school. The building was built in 1961 as a high school. Current classification of the building is E Occupancy, with accessory B Occupancy (office and administrative).

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

1

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 building is protected throughout with an automatic sprinkler system.
2. The building is provided with a fire alarm system throughout.
3. The areas involved on the 1st and 2nd floor are relatively a small percentage of each floor. The 3rd floor area will displace existing educational area for previous high school use with adult education functions - an arguably less hazardous use.
4. The areas involved do not create a hazard to the existing educational use areas.

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:

A declining enrollment has pinched the IPS budget. The proposed conversion is part of a larger IPS effort to consolidate and optimize existing facilities by moving various functions from other locations where buildings are being sold or otherwise re-purposed. Previous projects over the past 20 years have added sprinkler and fire alarm systems to aging facilities in order to extend their useful life.