

Owner / Applicant Information

Dr. Greg Hinshaw
Yorktown Community Schools
2311 SOUTH BROADWAY STREET

YORKTOWN IN 47396

Phone 7657592720

Email GHINSHAW@YORKTOWN.K12.IN.US

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

Pleasant View Elementary School
9101 West River Road

Yorktown IN 47396

County DELAWARE

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: 7657598521

Email: mray@yorktownindiana.org

Local Fire Official

Phone: 7657598521

Email: nickshirk50@yahoo.com

Variance Details

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

Conditions: A small circulation area of 244 sq ft associated with each of the two (2) classroom additions will not be separated from the existing building. The addition and existing building exceed allowable building area per current code for Type IIB Construction (approximately 25,000 sq ft), and the allowable nonsprinklered fire area (approximately 12,000 sq ft) for E Occupancies. The existing building is approximately 56,700 sq ft in area.
The project scope includes a cafeteria -administrative addition of approximately 11,000 sq ft, and two (2) separate classroom additions of approximately 3,500 sq ft each. The building is classified as E Occupancy.

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 new associated classrooms will be separated from the the existing building with a 2-hour fire wall.
2. The unseparated circulation space will be provided with a smoke detector tied to the fire alarm system.
3. Similar variances have been granted previously for small additions to schools, including 17-12-39c, 16-10-07, 16-03-50b, 16-01-37, and 18-07-22b.
5. Based upon the relative lack of fire hazard involved, the proposed unseparated corridor addition will not be adverse to safety.

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.

☐ 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 small unseparated area is designed to provide access to the new classrooms from the existing building. Providing a fire wall at the line between new and existing construction would create additional doors for egress and unnecessarily complicate traffic flow without adding any benefit to safety.

Variance Details

Code Name: Other Code (Not in the list provided)
1018.1, 2014 IBC

Conditions: The new boys_¿ and girls_¿ restrooms in the addition will not be provided with doors to separate the corridor from the restrooms. Code requires rooms to be separated from corridors with 1-hour fire partitions and 20-minute doors.
The project scope includes cafeteria -administrative addition of approximately 11,000 sq ft, and two (2) separate classroom additions of approximately 3,500 sq ft each. The building is classified as E Occupancy.

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. There is virtually no combustible fire load in the toilet rooms, and all interior finishes will be noncombustible hard surfaces. The toilet rooms will not pose any fire hazard to the egress corridor.
2. Identical variances have been granted previously, including 09-04-54b, 12-01-36, 14-04-30, 16-06-10a, 18-06-13, 18-06-14, 18-06-15, and 18-07-22a.
3. Based upon the relative lack of fire hazard involved, the proposed unseparated rest rooms will not be adverse to safety.

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.

☐ 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 use of doors on the toilet rooms would interfere with staff_¿s ability to visually and audibly supervise students.

