

Owner / Applicant Information

John Miller  
Northwest Allen County Schools  
13119 COLDWATER ROAD

FORT IN 46845

Phone 2606378355

Email JOHN.MILLER@NACS.K12.IN.US

Submitter Information

Edwin Rensink  
RTM Consultants Inc  
6640 Parkdale Place

Indianapolis IN

Phone 3173297700

Email rensink@rtmconsultants.com

Designer Information

Dana Wannemacher  
Barton Coe Vilamaa  
225 Airport North Park

Fort Wayne IN

Phone 2604899079

Email Wannemacher@bartoncoevilamaa.com

Project Information

Perry Hill Elementary School Renovation  
13121 Coldwater Road

Fort Wayne IN 46845

County ALLEN

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)  
716.5, 2014 IBC

Conditions: Nonrated doors with return-air louvers will be provided to fill in the existing 4-ft wide openings (no doors) in existing corridor walls in three (3) classroom wings - 18 locations total. Additionally, nonrated glazing and a nonrated door will be provided at the renovated entrance to replace the existing nonrated glazing and door opening at this location. Based upon classification of the proposed new work as ¿new construction¿, the openings are required to be fire-rated per current code.  
Perry Hill Elementary School was originally constructed in 1972. The classrooms involved were originally open concept (no walls). At some point in time subsequent to the original construction, the existing walls were added without doors. The renovation of the front entrance is to provide a new secure vestibule.

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. Smoke detection will be added to the classrooms involved. Corridor smoke detection is existing.  
2. The new nonrated doors for the classrooms will not reduce the level of existing safety. The 1969 Indiana Building Rules and Regulation did not require fire-rated corridors for schools. The proposed work will not create a violation of the code of record for the building.  
3. The new glazing and doors at the secure entrance will replace existing elements, and will not reduce the level of existing 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.
- ☒ 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: Doors are being added to the existing classrooms to permit the classrooms to be secured from the corridor side in order to improve school safety and security. The use of fire-rated doors (without louvers) would require an entirely new ducted HVAC system to serve the affected classrooms. The cost for such a system would potentially double the cost of the project, and is cost prohibitive.

