

Owner / Applicant Information

Bill Burns
The Jeffersonville Parks Authority
500 QUARTERMASTER COURT
ROOM 205
JEFFERSONVILLE IN 47130
Phone 8122856481
Email BBURNS@28FIRST.COM

Submitter Information

Edwin Rensink
RTM Consultants Inc
6640 Parkdale Place
Suite J
Indianapolis IN
Phone 3173297700
Email rensink@rtmconsultants.com

Designer Information

Mark Beebe
Lancer + Beebe, LLC
719 East New York Street

Indianapolis IN
Phone 3177505373
Email mbeebe@lancerbeebe.com

Project Information

Nachand Fieldhouse - Clark County Elementary School
601 East Court Avenue

Jeffersonville IN 47130

County CLARK

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)

705.5, 2014 IBC

Conditions: The proposed construction of a new elementary school for Greater Clark County Schools on the adjoining property will not have a fire-rated exterior wall where located on the property line between that property and the property owned by the City of Jeffersonville. Additionally, the construction of the addition will extend via legal agreement with the City to approximately 30 feet on the City's property, directly adjoining the existing Nachand Fieldhouse.

The project scope for the adjoining elementary school includes construction of a 1-story addition, as well as infill construction within the existing gymnasium building on that property. Construction associated with the Nachand Fieldhouse will be limited to providing rated doors in the wall adjoining the school construction and very limited floor finish modifications. The Nachand Fieldhouse was constructed in 1937 as a community building, and is used for various sports, recreation, and entertainment functions by the Jeffersonville Parks Department.

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. A 3-hour fire barrier will be provided between the elementary school addition and the existing Nachand Fieldhouse owned by the City, including 3-hour rated openings.
2. A permanently deeded agreement between the City and Greater Clark County Schools is being drawn up to permit the proposed school construction on City property.
3. The elementary school will be provided with automatic sprinkler protection throughout.
4. Based upon the provision of automatic sprinkler protection throughout the elementary school and 3-hour separation from the Fieldhouse, the proposed configuration with respect to the property line 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.

☒

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: Imposition of the rule would not permit the new elementary school to have use of the City property for construction as proposed by legal agreement between the two (2) parties.

Variance Details

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

706, 2014 IBC

Conditions: A 3-hour fire barrier will be provided to separate the proposed new elementary school for Greater Clark County Schools on the adjoining property and the existing Nachand Fieldhouse owned by the City of Jeffersonville. A fire wall per Sec. 706 is required based upon establishment of separate building areas.

The project scope for the adjoining elementary school includes construction of a 1-story addition, as well as infill construction within the existing gymnasium building on that property.

dition, as well as minor construction within the existing gymnasium building on that property. Construction associated with the Nachand Fieldhouse will be limited to providing rated doors in the wall adjoining the school construction and very limited floor finish modifications. The Nachand Fieldhouse was constructed in 1937 as a community building, and is used for various sports, recreation, and entertainment functions by the Jeffersonville Parks Department.

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 3-hour fire barrier will include installation of new 3-hour rated openings on the 1st floor where adjoining the new construction.
2. The elementary school will be provided with automatic sprinkler protection throughout.
3. Based upon the provision of automatic sprinkler protection throughout the elementary school and 3-hour separation from the Fieldhouse, the lack of a fire wall will not be adverse to safety.
4. Similar variances have been approved for projects involving school construction over the past 20+ years, including recently 18-08-25b, 18-04-36, 18-02-49b, 17-10-30a, 17-11-68c, 17-08-35b, 17-01-26, 16-10-33c, 16-06-10c, 16-01-14, 15-10-29c, and 15-04-51b.

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:

Imposition of the rule would require a separate structurally stable fire wall to be constructed adjacent to the existing multi-wythe masonry exterior wall of the Fieldhouse. The existing historic brick facade will be exposed within the new corridor of the elementary school.