

Owner / Applicant Information

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Project Information

ACS - Secure Entry & Expansion project #1 - 10th St. Elementary
3124 E. 10th Street

Anderson IN

County MADISON

Project Type New Addition Alteration Existing Change of Occupancy

Project Status U F=Filed U or Null=Unfiled

IDHS Issued Correction order? Has Violation been Issued?

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)

2014 IBC, 903.2.3

Conditions: The 3,000 sf dining addition and existing building exceed the allowable nonsprinklered fire area (12,000 sq ft) for E Occupancies. The existing building and addition are within allowable area.

The project involves a 1-story dining room addition of approximately 3,000 square feet. The existing building and addition are Type IIB Construction, 1-story, and 24,900 square feet.

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 existing dining area and addition will have an automatic smoke detection system throughout, not required by code.
2. The existing building and addition will have fire alarm system throughout.
3. The addition will have an exit directly to the exterior.
4. The addition and existing building are non-combustible construction.
5. The maximum travel distance from the addition to an exterior exit is 75 feet.
6. The addition does not increase the maximum travel distance for the existing building.
7. The mechanical room contains air handlers, there is no fuel-fired equipment in the room.
8. A similar variance was granted for the Mt. Vernon Middle School Kitchen Addition (16-10-07), which was recommended for approval by staff.

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:

The hardship is the impracticality of providing a fire-rated separation between the two dining areas. The owner wants to maintain the openness between the existing dining and dining addition to permit greater observation of students by staff. Separating the addition would require more staff for student observation when in use and would reduce the number of tables that could provided in the spaces.

