

Owner / Applicant Information

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Project Information

Concord High School Auditorium Lobby Addition
59117 Minuteman Way

Elkhart IN 46517

County ELKHART

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)
3311.2, 2014 IFC

Conditions:

The construction of the lobby addition to the auditorium will cause the main exit to be closed off for use as a means of egress.
The project involves the construction of an addition of 6,936 sq ft, which replaces a portion of a somewhat smaller existing lobby space.

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. Two (2) independent means of egress will remain available to the auditorium seating area, without passing through the construction zone.
2. Events will be limited to a maximum occupant load of 500, which is the limit accommodated by the remaining egress width. The existing balcony seating area will be closed during construction.
3. Sec. 3311.2, exception, IFC, states that approved temporary means of egress systems and facilities may be provided during construction.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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 Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.

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 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.

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 Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.

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 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 prohibit occupancy of the auditorium during construction of the lobby addition.
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Variance Details

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

Conditions:

The proposed auditorium lobby addition of 6,936 sq ft plus existing building area of approximately 300,000 sq ft will exceed current code for allowable area for Type IIB Construction. A fire-rated separation will not be provided for the addition.

The existing lobby will be partially demolished and replaced with a somewhat larger new lobby that will include new rest rooms, an accessible entrance, and space sufficient for smaller performances apart from the main auditorium. 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

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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. Automatic sprinkler protection will be provided in the addition and existing lobby space.

2. The area of the addition and existing lobby area to remain is less than 12,000 sq ft - if separated, sprinkler protection would not be required by code.

3. Based upon automatic sprinkler protection in the addition and existing lobby area to remain, the additional sq footage added to the existing building will not be adverse to safety.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.

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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.

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Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.

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Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure

Facts:

Based upon the nature of the addition as an expansion of an existing lobby space, construction of a fire wall to separate the addition is not feasible. Placing a separation back at the wall of the auditorium is also not feasible due to the location of the 2nd level seating balcony directly above this wall.

