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Project Information

Lake Central High School Band Tower
8400 Wicker Avenue

St John IN 46373

County LAKE

Project Type New ☒ Y 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)
1009, 2014 IBC

Conditions: The band observation tower will have stairs with rise and run not complying with the maximum 7-inch rise (9½-inch proposed) and minimum 11-inch tread depth (8-inch proposed). Handrails are not configured as required for conventional stairs (see attached drawings for details).
The band observation tower is an open exterior structure approximately 23 feet in height that will be used by the band director to observe and direct the movements of the band in the band practice area adjacent to the athletic fields on the site of the high school. The structure is classified as U 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. The structure is pre-fabricated by Educational Steel Products LLC, and is designed per OSHA 1910.23 and 1910.24 as a guide for the design.
2. The structure is not open to the public or to students for occupancy. Based upon the limited use of the structure, the proposed design will not be adverse to safety.
3. Compliant guardrails at 42 inches in height are provided alongside stairs and at landings.
4. The proposed structure is more safe than other typical methods of band observation, such as temporary scaffolding or scissors lifts.
5. A nearly identical variance was granted previously for the Castle High School Band Tower (10-08-30).

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 construction of a tower with conventional stair dimensions would be cost-prohibitive. Imposition of the rule would require the continued use of temporary scissors lifts, which are not regulated by the rules of the Commission but would nonetheless not provide the level of safety afforded by a permanent structure meeting IBC structural requirements and other safety features as noted.

