

Owner / Applicant Information

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Submitter Information

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Project Information

Harris Elementary School
725 South Green Street

Indianapolis IN 46112

County HENDRICKS

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: 12-4-9 Maintenance of Existing Buildings and Structures
12-4-9 (d)

Conditions: For purposes of enhancing school safety, the desire is to remove smoke detection systems, and fire alarm pull stations NOT required by today's Current Rules of the Commission (ie InBC and InFC). The building is an existing fully sprinklered elementary school. Although most of the smoke detection was not required at the time, it was installed, and the manual fire alarm pull boxes were put in per Code, however the requirement for the number has changed due to sprinklers. The GAR is not clear about alteration work that involves removing existing items NOT required by the current rules of the commission (ie InBC and InFC) is allowed.

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 entire building is protected by an automatic fire suppression system per NFPA 13.
2. Even with the removal of desired items, the building will remain in full compliance with today's code. (If we built the building new today, these items would not be installed.)
3. Smoke Detection requirement in HVAC Systems over 2000 CFM will meet the current InMC, with applicable exceptions.
4. Manual Fire Alarm Pull Boxes requirement will be in compliance with InBC and InFC Section 907.2.3 Amendment Exception 3 by maintaining at least one pull boxes being provided in a normally occupied location.
5. In the Guidance to Schools For Unplanned Fire Alarms letter put together by the State Fire Marshal under Addition Options and Considerations Item 1 States "Remove pulls stations from hallways and near exit in compliance with the fire code.
Item 2 of the same document talks about considering installing a fire sprinkler system. "This may eliminate the requirement for fire-rated classroom door and provide for more flexibility....door out of compliance with the fire or building codes.
Neither mention that a variance would be required, but as describe code compliant per today's code.

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: The owner's undue hardship is the desire to achieve a higher level of overall school safety, and still remain safe and compliant with current fire and building codes, that are agreed to be safer and more efficient/effective than previous codes the building was built under. The GAR does not seem to support what appears to be a very basic concept about removing items "no longer required by current codes".