

Owner / Applicant Information

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Project Information

Goshen High School Addition and Renovations
1 Redskin Road

Goshen IN 46526

County ELKHART

Project Type New ☐ Addition ☒ Alteration ☐ Existing ☐ Change of Occupancy ☐

Project Status ☒ F 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:

Conditions:

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
- ☐ 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:

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:

Variance Details

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

InFC - 2014 3311.2

Conditions: Due to the required demolition of an existing stair for construction of a new enclosed stair and addition to an existing three (3) story sprinklered high school, the travel distance in the existing building will exceeding 250 feet. Maximum travel distance will be approximately 427 feet. Code want egress requirements to remain code compliant during constrution, travel distance in an E use group to 250 ft.

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2

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 school, new and existing, are protected with an automatic fire suppression system per NFPA 13
2. The existing smoke detection system and fire alarm system will be maintained in the corridors.
3. Occupant load of the 3rd Floor is 598, egress require is 199.6", 248" will still be provided.
4. After meeting with the Goshen Fire Department, at their request; conduct two fire drills a month, instead of one, verify the staff is trained and updated on the changes, and add extra fire extinguishers in the area of the building that would be affected by the closed stair well.
5. Appropriate signage will be provided. Goshen FD, School Administration, Construction Management will continue to meet as needed in development and adjustment of the temporary egress plan.
6. Previous Indiana Building Codes allowed up to a 100 ft increase in the travel distance (325 ft total) in sprinklered schools, when the increased distance was within a corridor.
7. Similar variances for high schools have been approved: Brownsburg HS 918-03-53), Center Grove HS Activity Center (300 ft) [16-07-51], Zionsville HS (335 ft) [14-02-32(b)], Columbus North High School (310 ft) [09-09-20(b)], Brownsburg HS Classroom Addition & Preforming Arts (280 ft) [07-09-10]

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 owners undue hardship involves the cost and difficulty of an existing three (3) story large high school. The challenge is the existing three (3) story open stairs that travel distance continues, vs an enclosed stair well. Some of these situations were existing conditions. With a fully sprinklered building and a fire alarm system throughout the building, and that construction is complete separate from the existing building, these situations do not decrease life safety.

