

Owner / Applicant Information

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Project Information

Westlane Middle School Additions and Renovation
1301 West 73rd Street

Indianapolis IN 46260

County MARION

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)

3314.1, 2014 IFC

Conditions: Portions of the building, including proposed additions, will be occupied prior to completion of the sprinkler system throughout the building. The variance request is to permit phasing of the sprinkler installation, and to permit each phase to be designed in view of a fully sprinklered building at the end of the project, including nonrated corridor construction and allowable area. These features depend upon a fully sprinklered building.

The project scope includes construction of two (2) classroom additions, and a cafeteria addition. The two (2) existing southwest 1-story classroom wings will be demolished. The project also includes renovation of significant portions of the existing building, including architectural, mechanical, electrical and plumbing. The building will be provided with an automatic sprinkler system throughout.

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 building will be provided throughout with an automatic sprinkler system. The system will be fully functional throughout at the end of the project, scheduled for October, 2020. The building is not currently sprinkler-protected.
2. Portions of the project will have sprinkler protection functional as phasing permits.

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: It is not feasible to provide sprinkler protection throughout the project area at one time due to the necessary phasing of the project. Students are being relocated during the course of the phased project in order to accommodate the renovation of each area. Imposition of the rule would require vacating the entire building for the duration of the project.

Variance Details

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

3311.2, 2014 IFC

Conditions: Existing means of egress will be altered throughout the duration of the phased project.
Project scope includes construction of two (2) classroom additions, and a cafeteria addition. The two (2) existing southwest 1-story classroom wings will be demolished. The project also includes renovation of significant portions of the existing building, including architectural, mechanical, electrical and plumbing. The building will be provided with an automatic sprinkler system throughout.

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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. Sec. 3311.2, exception, IFC, states that approved temporary means of egress systems and facilities may be provided during construction. Temporary egress provisions will be provided as indicated on the drawings.

2. Exit lighting and signage will be adjusted as necessary to accommodate the planned modifications to the egress system.

3. Fire drills will be conducted to familiarize staff and students with the temporary egress scheme.

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:

It is not feasible to vacate the affected areas of the building during construction, or to maintain use of the existing egress features in their current configuration during construction.