

Owner / Applicant Information

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Project Information

Lakeside Middle School Kitchen Renovation
2100 Lake Ave

FORT WAYNE IN 46805

County ALLEN

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

Project Status ☒ F F=Filed U or Null=Unfiled

IDHS Issued Correction order? ☒ yes 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)

Rule 6, Section 7(a), GAR

Conditions: Full plans for the pre-manufactured cooler of 550 sq ft will not be provided as outlined in Rule 6, Section 7, GAR. Alternately, the structure does not comply with the industrialized building requirements for modular structures per 675 IAC. The variance request is to permit the shop drawings provided to be used to obtain a CDR for the structure.

The cooler will be added to the exterior of the existing kitchen and will be used to support the current kitchen renovation project.

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. Shop drawings from the manufacturer have typically been used in the past for the purpose of obtaining a CDR.

2. The structural design will comply with IBC as indicated in the attached calculations and illustrations.

3. All utilities (electrical and mechanical) are surface-mounted and can be inspected in the field.

4. An identical variance was granted for a cooler addition by the same manufacturer to Valley Mills Elementary School (18-08-54a). Based upon the very small size of the cooler, the proposed method of demonstrating compliance will not be adverse to safety.

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: Imposition of the rule will not permit the proposed cooler to be added to the building. Polar King has installed most of the cooler units in the Fort Wayne area on past recent projects. Switching to a different supplier at this point would delay the project for a year.

