

Owner / Applicant Information

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NEW CARLISLE IN 46552

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Project Information

Additions & Renovations to New Prairie HS
5333 N. Cougar Road

NEW CARLISLE IN 46552

County LAPORTE

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: Other Code (Not in the list provided)

507.3, 2014 IBC

Conditions: A non-sprinklered greenhouse addition of 1,343 sq ft will be added to the existing building, which is otherwise classified as an unlimited area building per Sec. 507.3, IBC, by virtue of protection throughout with an automatic sprinkler system and being surrounded by at least 60 feet of open space. The variance request is to permit the building to retain unlimited area status.
The overall project involves additions and partial renovation of the existing building. The building is classified as E Occupancy and Type IIB Construction.

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 greenhouse will be of noncombustible construction; steel framing on a concrete grade beam/knee wall. The greenhouse is a very low fire hazard.
2. Similar variances have been granted previously for nonsprinklered greenhouse structures added to existing high schools, including Northrop High School (17-10-46g), Lebanon High School (13-03-42), Triton Central High School (09-08-29), and Cloverdale High School (09-06-46).

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: Due to the configuration of sun screens and other elements in the green house, it is very difficult to run any sprinkler piping in the space. Additionally, a dry pipe system would be required.