

Owner / Applicant Information

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Designer Information

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Project Information

Northrop High School Renovation
7001 Coldwater Road

Fort Wayne IN 46825

County ALLEN

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)

1009.8, 2014 IBC

Conditions:

The doors to be installed at the bottom of each of two (2) stairs serving the auditorium balcony will result in a landing length of 37 1/2 inches at the bottom of the stairs. A length of 44 inches is required based the 44-inch width of the stairs.

The doors are being installed to block off access to the balcony from the 1st floor level when the balcony is not occupied for an event.

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 doors are openable at all times from the balcony. The locks only serve to prevent entry to the balcony, not prohibit egress from the balcony.

2. The doors will be open during any event involving occupancy of the balcony. The doors do not have closers. With doors open during occupancy of the balcony, the lack of required landing length will not be adverse.

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:

The doors are needed to prevent students from wandering up into the balcony when not in use.