

Owner / Applicant Information

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Submitter Information

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Designer Information

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Project Information

Bluffton Harrison Elementary School Add Renov
1100 East Spring Street

Bluffton IN 46714

County WELLS

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

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

IDHS Issued Correction order? ☐ Has Violation been Issued? ☒ yes

Violation Issued by: SFM

Local Building Official

Phone: 2608246068

Email: building@ci.bluffton.in.us

Local Fire Official

Phone: 2608246068

Email: don.craig@blufftonindiana.gov

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC, 1004.1.2, 1015.1

Conditions: The calculated occupant load of 4 kindergarten rooms (1039, 1042, 1044, and 1048) exceed 49 requiring 2 means of egress. The variance request is to permit a single means of egress from each of the rooms.

The project involved 3 additions totaling 39,054 square feet and a renovation of the existing school. The school is Type IIB construction, unlimited in area, and protected throughout with an automatic sprinkler system.

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 maximum student roster for a kindergarten classroom would be 25. Typically there are 18-22 students in a classroom for kindergarten. In addition would be one teacher and one instructional aide.

2. The building is protected throughout with an automatic sprinkler system in accordance with NFPA 13.

3. The building has a fire alarm system throughout.

4. The maximum common path of travel from the rooms is 61 feet, within the permitted 75 feet for an E Occupancy with a single means of egress.

5. The room will be posted for a maximum occupant load of 49. Sec. 1004.1.2, exception, 2012 International Building Code (exception deleted by Indiana amendment), permits the design occupant load to be reduced ¿where approved by the building official¿.

6. Similar variances have been granted in the past to limit the occupant load of rooms and buildings.

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 would require two exits per room as well as side walks to the public way for rooms that will not have an occupant load that exceeds 49.

