

Owner / Applicant Information

Ron Farrand
Carmel Clay Schools
5201 E MAIN STREET

CARMEL IN 46033

Phone 3178153962

Email RFARRAND@CCS.K12.IN.US

Submitter Information

David Cook Cook, RA, NCARB
Ralph Gerdes Consultants, LLC
5510 South East Street

Indianapolis IN

Phone 3177873750

Email dave@rgc-codes.com

Designer Information

John E. Rigsbee
CSO
8831 Keystone Crossing

Indianapolis IN

Phone 3178484800

Email jrigsbee@csoinc.net

Project Information

New Elementary School at Clay Center Rd
12025 Clay Center Rd

CARMEL IN 46032

County HAMILTON

Project Type New ☒ Y 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: 2012 Indiana Plumbing Cod, (675 IAC 16-1.4)
InPC 2012 405.3.2

Conditions: A new elementary has multiple toilet room/sink areas in the Activity Commons and adjacent corridor. The handwashing sinks are not in the same room as the toilet room which are considered "public". By State Interpretation the toilet rooms are considered "public", thus the Code would require the sinks to be in the same room as the toilet.

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

1

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. Access to the sinks will not be restricted for proper use.
2. Access is directly outside the toilet rooms in a supervised common area or common hallway.
3. There are two gang restrooms provided with sinks within the restroom area. Additionally, single user staff toilet, and a family toilet, are provided with sinks inside.
4. Better hygiene, habits, social skills, and classroom management is provided with direct supervision vs an unsupervised toilet room.
5. Compliant or not, many commercial day cares, church "sunday school wings", and similar use facilities have the same arrangements inside "classrooms".
6. A previous variance was approved. Early Learning Center (19-05-51)

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 owner's undue hardship involves that the sinks are located outside toilet rooms to provide supervision of student use at sinks and minimize time allotted inside single user restrooms. This ensures student safety and timeliness in getting multiple students through a restroom. The single user restroom also helps with gender conformity problems for students.