

Owner / Applicant Information

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Project Information

Winfield Elementary School
13128 Montgomery Street

Crown Point IN 46307

County LAKE

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: 12-4-12 Existing Buildings; Additions or Alterations
Rule 4, Section 12(f), GAR

Conditions: The proposed expansion of four (4) existing classrooms (1,438 sq ft additional area) will not be provided with a fire-rated separation from the existing 1-story Area 1A in the building, which has 27,413 sq ft of area. A 2-hour fire wall is required because of exceeding allowable building area (18,125 sq ft) for Type IIB Construction per current code and allowable nonsprinklered fire area per current code. Current code limits nonsprinklered fire area to 12,000 sq ft. Additional unseparated sq footage will be two (2) open exterior canopies (760 sq ft total).

The existing building and the addition are both 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 fire area of Area 1A will be reduced as a result of this project, due to demolition of an existing gym and administrative area, to be replaced with a new gym and administration area separated by a new 2-hour fire wall. Existing fire area of Area 1A is 29,062 sq ft - proposed will be 28,851 sq ft.
2. The affected classrooms will be provided with smoke detection, connected to the building fire alarm system.
3. The addition does not increase egress travel distance from existing areas, and does not otherwise adversely impact the existing building.

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.

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 addition cannot be feasibly separated from existing area since an expansion of existing rooms.

Variance Details

Code Name: 2012 Indiana Plumbing Cod, (675 IAC 16-1.4)
405.3.2

Conditions: Lavatories associated with rest rooms for 3 kindergarten classrooms and a special ed/flex classroom will be located outside the rest rooms. The IPC requires lavatories in employee and public toilet rooms to be located within the room.

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

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- 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. The proposed location of the lavatories comply with the old schoolhouse planning rules requirements for hand washing facilities in public schools in 410 IAC 6-5.1-5(s)(4), which states:
Restrooms shall be equipped with lavatories or other satisfactory hand washing facilities, or such equipment shall be installed in an adjacent room through which the users must pass upon egress from the restroom. The proposed design is typical for elementary school design over the past 30+ years.

2. Similar variances have been granted previously, including 18-05-15, 18-05-14, 18-03-34, 19-10-52, 19-07-28, and 19-05-05.

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.
- 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: Location outside the toilet room provides staff with enhanced supervision to ensure proper hand washing of younger and special ed students after use of rest rooms.

