

Owner / Applicant Information

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Designer Information

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Project Information

Bleacher Replacement - Richmond High School, Tiernan Center  
380 Hub Etchison Parkway

Richmond, IN 47374 IN 47374

County WAYNE

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)  
1028.9,2014 IBC, 404.5,ICC300

Conditions: Proposed new bleachers to replace the original bleachers in the existing Richmond High School Tierman Center will have front cross aisles with a width of 4 feet 6 inches in front of four of the upper banks. The code requires the cross aisle width to be based on the occupant load of the bleachers multiplied by a factor of 0.2, thus requiring aisle widths of 7 feet to 11 feet 8 inches in width.

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

2

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 current seating capacity of the Tiernan Center is 8,100 seats. The new bleachers will reduce the seating capacity to 6,418 seats. This reduces the seating capacity by 1,682 seats (a 20.7% decrease).  
2. The new bleachers will comply with the current code requirements for row spacing, vertical aisle width, rise and run of steps and hand rails. This will be a safety improvement from the existing bleachers built in the 1980's.  
3. The front aisle width will be increased from the current 3 feet 6 inches to 4 feet 6 inches (approximately a 29% increase in capacity)  
4. The Tiernan Center is a fully sprinklered building with a fire alarm system.  
5. The building is noncombustible construction.  
6. The local fire and building departments are both in support of the variance request.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

Y

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 undue hardship is the physical limitations of the existing space for the new bleachers limits the ability to achieve proper sightlines when providing the wider front cross aisles. Complying with the code required aisle widths will greatly reduce the sight lines of the gym floor from the upper banks of bleachers.