

Owner / Applicant Information

Andrew Jackson  
Sunman-Dearborn Community Schools Corporation  
1 TROJAN PLACE, SUITE A

ST. LEON IN 47012

Phone 8126233341

Email AJACKSON@SUNMANDEARBORN.K12.IN.US

Submitter Information

Christina Collester  
RTM Consultants, Inc.  
6640 Parkdale Place

Indianapolis IN

Phone 3173297700

Email collester@rtmconsultants.com

Designer Information

Mark Beebe  
Lancer+Beebe LLC  
220 N. College Ave.

Indianapolis IN

Phone 3177505373

Email mbeebe@lancerbeebe.com

Project Information

Sunman Dearborn East Central High School Renovation and Additions  
1 Trojan Place, Suite A

St. Leon IN 47012

County DEARBORN

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: 2010 NFPA 13 Installation of Sprinkler Systems (675 IAC 28-1-5)

8.1.1

Conditions: Automatic sprinkler protection will not be provided in the room containing the pool in the addition. The building will be otherwise sprinklered throughout for purposes of allowable area increase and the mandatory sprinkler requirement for E Occupancies.

The project involves construction of a 2-story addition consisting of a competition pool and related functions. The 2nd story includes spectator seating and the mechanical room. The building is classified as E Occupancy and Type IIIB 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: Automatic sprinkler protection will be provided in the locker rooms, storage rooms, concessions, mechanical rooms and other ancillary spaces adjacent to the pool and the rest of the addition, as required. The lack of sprinkler protection in the room containing the pool will not be adverse to safety, due to lack of hazard in this area.

Similar variances have been approved for projects 18-02-28, 18-05-61, 18-06-16, 18-07-18 and 19-12-99

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 hardship is the cost of installation of sprinklers over an area with no fire hazard, and the cost of maintenance in a pool atmosphere.

Variance Details

Code Name: Other Code (Not in the list provided)

2014 IBC 903.2.9.1 (4)

Conditions: A County School Bus Maintenance repair garage will have a fire area Exceeding 5,000 square feet in area. Code limits the fire area of buildings used for the storage or repair of commercial vehicles to 5,000 square feet. Buildings with fire areas over 5,000 square feet must be sprinklered or divided into fire areas less than 5,000 square feet by 3-hour fire barriers.

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Facts:

A fire alarm system will be installed in the building.

Three exits are provided from the repair garage. Five exits are provided from the building. Travel distance does not exceed 75 feet.

The repair of "commercial" school bus is equal to or less than the hazard to repair passenger vehicles, which permits a 12,000 sf building without sprinklers. the building fire area is approximately 7070 s.f.

Similar variances have been granted see 18-10-58, 18-03-59, and 18-11-57

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☒

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:

It is a cost hardship to install a 3-hour rated fire barrier to divide the building into fire areas less than 5,000 square feet. The cost of the wall is estimated at \$45,000-\$50,000

Variance Details

Code Name: 2010 Indiana Energy Conservation Code (675 IAC 19-4)

4.1.1.1

Conditions: 

The proposed Concession/Restroom building and Press Box building to be constructed on the school athletic fields for school sports programs will not be designed to comply with the Energy Code. Based upon the provision of minimal heating during the limited time duration of occasional evenings in the fall or early spring in each building, full compliance with the Energy Code is required

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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: 

Small heating units will be used to provide minimal heat as needed for this structure. The building will be vacant for the vast majority of time. There is no cooling provided at any time. Due to the small size of the building and very minimal energy usage, lack of compliance with the Energy Code will not be adverse to public welfare. Similar variances have been granted, including 11-05-17, 11-06-53, 11-07-21, 13-04-22, and 13- 11-61c, 16-03-18, 16-03-55, 16-04-46, 16-05-9, 16-05-11, 16-06-19, and others.

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Facts: 

The hardship is cost to provide a fully compliant design to meet the Energy Code for buildings with very minimal energy usage. The payback in Energy savings would not be realized within the expected life of the building. Indiana has amended out provisions in ASHRAE 90.1 that would exempt structures that are "minimally heated".

