

Owner / Applicant Information

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Project Information

Blue River Jr-Sr High School
4741 West Viking Trail

New Castle IN 47362

County HENRY

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)
1510.3, 2014 IBC

Conditions: The proposed re-roof project will not remove all construction associated with the existing 2 layers of roofing - See descriptions of Roof Areas A, B, and C. The proposed strategy is to remove the existing top membrane and wood fiber cover board, leaving a layer of existing polystyrene and/or polyisocyanurate insulation and the original smooth surface asphalt roof (metal deck for Roof Area A). Code requires all existing roof coverings to be removed where there is more than one layer of existing roof covering.

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. A new layer of polyisocyanurate coverboard will be provided (replacing existing wood fiber board) along with the new PVC roof membrane. The proposed strategy will not slightly decrease overall roof dead load, and also retain serviceable existing insulation.
2. Any wet or damaged existing insulation will be replaced as necessary. A thermal scan of the roof indicates wet insulation in isolated locations.
2. Previous similar variances for schools have been granted to remove a part of the existing roof covering materials and install a new roof membrane with insulation, including 12-04-37 (copy attached - nearly identical to proposed variance), 09-08-17, 10-02-1, 10-02-31, 20-02-31, 19-05-08, and 18-11-24.

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.
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- ☐
- 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.
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- ☒
- Y Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.
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- ☐
- Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure

Facts: The removal of the existing insulation would be a waste of serviceable insulation value, and leaving the proposed roof covering material in place will reduce significantly the waste to be hauled to the dump. Removal of the asphalt roof will potentially damage the existing tectum deck (Roof Area C), and is otherwise very difficult to remove from existing roof decks. Additionally, the proposed retention of a portion of the existing roof covering and insulation will save approximately \$600,000, or over 50% of the cost of the project for a school corporation with limited capital funds.

