

Owner / Applicant Information

Mike Malaski
Crown Point Community School Corporation
200 E. NORTH STREET

CROWN POINT IN 46307

Phone 2196633371

Email MMALASKI@CPS.K12.IN.US

Submitter Information

Edwin Rensink
RTM Consultants Inc
6640 Parkdale Place

Indianapolis IN

Phone 3173297700

Email rensink@rtmconsultants.com

Designer Information

Joseph Briggs, RA
Gibraltar Design, Inc.
9102 N. Meridian Street

Indianapolis IN

Phone 3175805777

Email jbriggs@gibraltardesign.com

Project Information

Winfield Elementary School Addition & Renovation
13128 Montgomery St

CROWN POINT IN 46307

County LAKE

Project Type New ☐ 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: Other Code (Not in the list provided)

1008.1.10, 2014 IBC

Conditions: The egress doors serving six (6) Kindergarten classrooms with 1,000 or more square feet will not be provided with panic hardware, nor provided with exit signs, which are required based upon a calculated occupant load of 50 or more (occupant load factor of 20 sf per occupant per Table 1004.1.2). Four (4) classrooms are 1,060 sq ft each, and two (2) are 1,120 sq ft each.

The affected classrooms were included as part of an addition that involved expansion of existing classrooms, and addition of two (2) new classrooms. The building is 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 classrooms cannot functionally accommodate the number of students determined by a factor of 20 sq ft per student, given the greater need for the types of furniture and fixtures used in these types of classrooms. Typical kindergarten classrooms have a class sizes of 15 to a maximum of 25. Additionally there will be a teacher and an instructional aide.
2. 410 IAC 6-5.1-5(d) (old school house planning rules) stipulated no less than 30 sq ft be allocated per student in classrooms. The old Indiana State Board of Education School Facility Guidelines recommended a maximum classroom size of 30 students. These conventions are still used in the design of classroom space in Indiana, though the factor kindergarten rooms involves a larger allotment of sq ft per student than 30 sq ft.
3. Sec. 1004.1.2 of the model IBC includes an exception that permits an actual versus calculated occupant load to be used where approved by the building official.
4. Each classroom in question is provided with 2 means of egress doors, swinging in the direction of egress.
5. The 1980, 1985, 1989, 1993, and 2003 editions of the Indiana Building Code required panic hardware for an occupant load of 100 or more for E Occupancies in lieu of 50 per current code. NFPA 101, Life Safety Code, requires panic hardware for an occupant load of 100 or more (Sec. 12.2.2.2.3).
6. A nearly identical variance was granted for Noblesville New Elementary School (09-01-38 - see attached). Previous variances have been granted to permit an actual occupant load for kindergarten classrooms for a variety of reasons, including Jasper Elementary School (20-03-27), Bluffton Elementary School (19-08-41) and Central Lutheran School (16-09-68a).

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.
- ☒ Y 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: Doors with standard locksets are easier to operate by small children than panic hardware. Additionally, panic hardware and exit signage for the limited occupant load will introduce additional costs, without providing any benefit to safety.

Variance Details

Code Name: Other Code (Not in the list provided)
716.5, 2014 IBC

Conditions: The door to the rest room in the Special Ed room in the west classroom addition will be a 90-minute rated door in lieu of the required 180-minute rated door, which rating is required due to the 4-hour fire wall rating provided.

The west classroom addition will add six (6) classrooms. The building is 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 wall on the remaining three (3) sides of the rest room will be modified to a 2-hour fire barrier.

2. The resulting effect will be similar to a double fire wall, with the rest room as the intervening space between the 4-hour fire wall and the 2-hour fire barrier - thus providing a separation consisting of the combination of the two (2) fire-rated walls. This will meet the code intent of providing the full 4-hour rating between the west classroom addition and the existing building.

3. The lack of a 180-minute rated door in this location will not be adverse to safety based upon the use of the additional 2-hour fire barrier, and the fact that the rest room is a very low hazard space in that it will not have a combustible fire load.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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☒ 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: A wood door is desired at this location to match in appearance other doors in the addition - a wood door is not available with a 180-minute rating. The wood door will also have the same sound qualities as the other wood doors when operated.