

Owner / Applicant Information

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Project Information

Muncie Area Career Center Relocation  
4301 South Cowan Road

Muncie IN 47302

County DELAWARE

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)  
503.1, 2014 IBC

Conditions: The existing building to be converted to E Occupancy from B Occupancy will exceed the area allowed for Type IIB Construction. Allowable area is 22,937 sq ft for the area to be changed to E Occupancy when considered a separate building - actual is 30,746 sq ft.

The existing building, an Ivy Tech facility, is a 1-story structure built in 1967, with subsequent additions in 1973, 1977, and 1978. Total building area is 60,831 sq ft. The project will convert Units A and B (30,746 sq ft) for use as the Muncie Area Career Center, which is the existing vocational training program for high school juniors and seniors from participating high schools in Blackford, Delaware, and Randolph counties. The program is currently located in a 1950's era facility on the north side of Muncie. See attached narrative for additional information about the program.

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. Existing wood stairs, mezzanines and interior partitions will be demolished as part of this project.

2. A fire alarm system is existing throughout the building. Smoke detection is provided in corridors in the project area - not required by code. Exterior exits are provided to the exterior from major lab spaces along the south side of the building.

3. An existing 1-hour fire barrier separating Units A and B from the rest of the building will be upgraded to a 2-hour fire barrier.

4. The existing egress corridor is of 1-hour construction in compliance with requirements for the original construction of this area in 1977-1978. Egress lighting and exit signs will be provided per code. Egress travel distance will be a maximum of 175 feet, less than the maximum 200 feet per code.

5. Mechanical systems in the building are approximately 5 years old. Accessible rest room facilities are provided.

6. Based upon the features provided, lack of compliance with current code allowable area will not be adverse to safety. Codes in effect in 1975-1986 permitted unlimited area for 1-story E Occupancy buildings without provision of an automatic sprinkler system.

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.
- ☒ 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: Imposition of the rule would require additional upgrades to the building that are disproportionately expensive relative to the cost of construction. Cost of construction is approximately \$225,000. The cost for sprinkler protection throughout alone is estimated at \$350,000 - which is the only method available to comply with allowable area limits. The proposed location for the Career Center program will be more safe than the current location in the 1950's era building. The proposed location will provide much better facilities for the program.

Variance Details

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

903.2.3, 2014 IBC

Conditions: The portion of the existing building to be converted to E Occupancy from B Occupancy will not be provided with an automatic sprinkler system.

The existing building, an Ivy Tech facility, is a 1-story structure built in 1967, with subsequent additions in 1973, 1977, and 1978. Total building area is 60,831 sq ft. The project will convert Units A and B (30,746 sq ft) for use as the Muncie Area Career Center, which is the existing vocational training program for high school juniors and seniors from participating high schools in Blackford, Delaware, and Randolph counties. The program is currently located in a 1950's era facility on the north side of Muncie. See attached narrative for additional information about the program.

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 building is Type IIB Construction - noncombustible construction. Existing wood stairs, mezzanines and interior partitions will be demolished as part of this project.

2. A fire alarm system is existing throughout the building. Smoke detection is provided in corridors in the project area - not required by code. Exterior exits are provided to the exterior from major lab spaces along the south side of the building.

3. An existing 1-hour fire barrier separating Units A and B from the rest of the building will be upgraded to a 2-hour fire barrier.

4. The existing egress corridor is of 1-hour construction in compliance with requirements for the original construction of this area in 1977-1978. Egress lighting and exit signs will be provided per code. Egress travel distance will be a maximum of 175 feet, less than the maximum 200 feet per code.

5. Mechanical systems in the building are approximately 5 years old. Accessible rest room facilities are provided.

6. Based upon the features provided, lack of sprinkler protection will not be adverse to safety.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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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.

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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.

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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: Imposition of the rule would require additional upgrades to the building that are disproportionately expensive relative to the cost of construction. Cost of construction is approximately \$225,000. The cost for sprinkler protection throughout alone is estimated at \$350,000. The proposed location for the Career Center program will be more safe than the current location in the 1950's era building. The proposed location will provide much better facilities for the program.