Owner / Applicant Information

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Project Information

Harris Elementary School
200 West Park Avenue

Greenfield IN 46140

County HANCOCK

Project Type New [ ] Addition [ ] Alteration [Y] 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: 3173251505 Email: eknapp@greenfieldin.org

Local Fire Official

Phone: 3173251505 Email: STEVE.KROPACEK@GREENFIELDIN.GOV

Variance Details

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

1004.1.2, 2014 IBC

Conditions: Three (3) 4th grade classrooms will have each have a single means of egress based upon an occupant load factor of 30 sq ft per student in lieu of the 20 sq ft per person occupant load factor in Table 1004.1.2. The classroom sizes are 1,137, 1,146, and 1,274 sq ft in floor area. The classrooms are being converted from science rooms in the former Intermediate School.

The proposed project will involve minor renovations to support the conversion of the former Harris Intermediate School to an expansion of the adjoining Harris Elementary School. The scope is generally limited to the three 4th grade classrooms and renovation of existing area in the existing Harris Elementary School for 3 kindergarten rooms. 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

[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. 410 IAC 6-5.1-5d (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.

2. Per the attached proposed classroom plan, the plan is for 25 students. Utilizing 30 sq ft per person as a calculation factor will allow for an increase to as much as 42, though typical maximum classroom size is 30. Each room will be posted with a maximum occupant load upon 30 sq ft per person. The model IBC includes an exception to this section that permits an actual versus calculated occupant load to be used where approved by the building official.

3. Similar variances have been granted previously for elementary school classrooms, including 25-05-28, 20-03-27, 19-08-41, 16-09-68a, 23-02-14, 22-01-27, 21-02-49, and 21-02-48.

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 extensive demolition and reconstruction of the corridor wall to provide two means of egress for each classroom, in addition to panic hardware. Based upon an actual occupant load significantly less than 50, the additional means of egress and panic hardware would provide no benefit to safety. The sizes of the classrooms are an existing condition.