

Owner / Applicant Information

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Designer Information

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Project Information

Autumn Trace of Jennings County
Brookside Dr

NORTH VERNON IN 47265

County JENNINGS

Project Type New ☒ Y 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)
1018.6, 2014 IBC

Conditions:

The Activities space is open to the fire-rated egress corridor. Per IBC, rooms other than foyers, reception rooms, and lobbies are required to be separated from corridors where the corridor is required to have a fire rating.

The portion of the building involved is classified as I-1 Occupancy (assisted living), and Type VA 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 building is protected with a sprinkler system per NFPA 13R.

2. The design of the corridor will comply with Sec. 28.3.6.6, NFPA 101, Life Safety Code, which permits spaces to be open to the corridor, provided that the spaces are not used for sleeping rooms, the building is protected throughout with a sprinkler system, and the space does not obstruct access to required exits.

3. The fire-rated corridor wall construction extends around the Activities space to maintain the corridor envelope.

4. This request is identical to 17-9-50, approved in September, 2017 for Autumn Trace of Fountain County. This request is similar to previously approved variances for both I-1 and R-2 Occupancies, including 15-05-10c, 15-08-27, 16-04-16b, 16-04-22c, 14-10-29a, 14-10-30a, 06-11-47, 07-07-26(b), 08-06-34, 08-12-21a, 10-11-37a, 13-11-63a, and 14-1-37c.

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.

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 Activities space is an important amenity providing a common space for residents to interact.

