

Owner / Applicant Information

AJ Patel  
Ireland Hospitality LLC  
247 DIXIEWAY NORTH  
  
SOUTH BEND IN 46637  
Phone 5743874466  
Email AJPATEL97@YAHOO.COM

Submitter Information

Edwin Rensink  
RTM Consultants Inc  
6640 Parkdale Place, Suite J  
  
Indianapolis IN  
Phone 3173297700  
Email rensink@rtmconsultants.com

Designer Information

MICHAEL MAUST  
Maust Architectural Services, Inc.  
112 North Main Street  
  
Goshen IN  
Phone 5745378500  
Email michaelmaust@maustarchitects.com

Project Information

South Bend Holiday Inn Express  
210 East Callander Street

SOUTH BEND IN 46614

County ST JOSEPH

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 Breakfast Room and Front Lobby will be open to the 1st floor 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 building will be 4 stories in height, and is classified as Type VA Construction.

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

- 1

1=Non-compliance with the rule will not be adverse to the public health, safety or w
- 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 will be protected with a sprinkler system per NFPA 13R.  
2. The design of the corridor will comply with Sec. 28.3.6..3.2, NFPA 101, Life Safety Code, which permits spaces to be open to the corridor in a hotel occupancy, 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. This request is identical to Variance 05-05-21(a) for Homewood Suites. Other similar variances for R-1 Occupancies have been approved, including 15-09-09, 16-11-46, 17-12-33(a), and 14-11-21(a).

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.
- 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: 

Open spaces to a 1st floor corridor are typical for hotels.