

Owner / Applicant Information

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Project Information

Legacy Living of Jasper  
1850 W State Road 56

JASPER IN 47546

County DUBOIS

Project Type New  Addition  Alteration  Existing  Change of Occupancy

Project Status  F=Filed U or Null=Unfiled

IDHS Issued Correction order?  Has Violation been Issued?

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)

2014 IBC, 407.2, 1018.6

Conditions: The project involves a new skilled nursing home and assisted living facility. The variance request is to permit the dining, activity rooms, lounges, and similar spaces to be open to the corridor in the skilled nursing home and assisted living facility, I-1 & I-2 Occupancies. The code permits foyers, lobbies, waiting areas, and similar spaces to be open to the corridor. Areas are shaded on attached drawing.

The building is a skilled nursing home and assisted living facility, I-1 & I-2 Occupancy. The building is divided in two by a fire wall. A portion of the building is 1-story and a portion is 2-stories. The building is Type VA Construction. The building is protected throughout with an automatic sprinkler system.

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. There is no commercial cooking equipment or fryers in the areas open to the corridor.  
2. The proposed design will comply with the requirements of Sec. 18.3.6.1, NFPA 101, Life Safety Code for Health Care Occupancies, which permits spaces to be unlimited in area and open to the corridor, provided that the following criteria are met:  
(a)The spaces are not used for patient sleeping rooms, treatment rooms, or hazardous areas.  
(b)The corridors onto which the spaces open in the same smoke compartment are protected by an electrically supervised automatic smoke detection system in accordance with 18.3.4, or the smoke compartment in which the space is located is protected throughout by quick-response sprinklers.  
(c)The open space is protected by an electrically supervised automatic smoke detection system in accordance with 18.3.4, or the entire space is arranged and located to allow direct supervision by the facility staff from a nurses station or similar space.  
(d)The space does not obstruct access to required exits.  
3. The proposed design will exceed the requirements of Sec. 32.3.3.6, NFPA 101, Life Safety Code for Residential Board and Care Occupancies, which only requires sleeping rooms to be separated.  
4. The building is protected throughout with an automatic sprinkler system.  
5. Smoke detectors tied to the fire alarm system will be provided in areas open to the corridor.  
6. The facility is licensed and must comply with the requirements of the Centers for Medicare and Medicaid Services (I-2 Occupancy) which requires compliance with NFPA 101 and the Department of Health (I-1 Occupancy).  
7. This variance was granted for a similar projects, Canterbury Health and Rehabilitation (16-03-19), Meadow View Health & Rehab (16-05-22), Park Terrace Village (16-06-32), and Todd Dickey Health & Rehabilitation (16-07-70).

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.
- 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 owner wishes to provide an open and inviting appearance to these areas for the residents of the nursing home and assisted living facility. NFPA 101 permits these areas to be open.