

Owner / Applicant Information

Lloyd D Abdoo
Floyd Host LLC
7 SLUMBER LANE

CARROLLTON KY 41008

Phone 5027504842

Email MELISSA.PETTY@HILTON.COM

Submitter Information

Edwin L Rensink
RTM Consultants Inc
6640 Parkdale Place

Indianapolis IN

Phone 3173277700

Email rensink@rtmconsultants.com

Designer Information

Derek Hayden Phillips
DECO Architects
370 S HWY 27 Suite 26B

Somerset KY

Phone 6063072561

Email d.phillips@decoarchitects.com

Project Information

Fairfield Inn & Suites
108 Daisy Summit

NEW ALBANY IN 47150

County FLOYD

Project Type New ☒ Y Addition ☐ Alteration ☐ Existing ☐ Change of Occupancy ☐

Project Status ☒ F F=Filed U or Null=Unfiled

IDHS Issued Correction order? ☒ yes 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 R-1 Occupancy building will be 3 stories in height, and has been classified as Type VB 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 will be protected throughout with an sprinkler system.

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 18-02-10 approved in March, 2018, as well as 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. Imposition of the rule would require walls to separate the breakfast room and lobby from the corridor.