

Owner / Applicant Information

Sanjay Patel  
MHG Hotels, Inc  
1220 BROOKVILLE WAY

INDIANAPOLIS IN 46239

Phone 3173564000

Email SPATEL@MHGHOTELSLLC.COM

Submitter Information

Edwin Rensink  
RTM Consultants Inc  
6640 Parkdale Place

Indianapolis IN

Phone 3173297700

Email rensink@rtmconsultants.com

Designer Information

MICHAEL L MAUST  
Maust Architectural Services, Inc.  
112 North Main Street

Goshen IN

Phone 5745378500

Email michaelmaust@maustarchitects.com

Project Information

Avon Hampton Inn and Suites  
193 Angelina Way

AVON IN 46123

County HENDRICKS

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 1st floor will include meeting space, a breakfast area, a fitness area, and other support functions as well as hotel guest rooms. The upper 4 floors will be hotel guest rooms.

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. 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 18-02-10 for Holiday Inn Express South Bend, and 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.

☒

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.

Variance Details

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

510.2, Condition 1, 2014 IBC

Conditions: A portion of the 3-hour separation between the 1st story Type IA podium level and the 4-story Type VA Construction will have a vertical offset in the horizontal building separation described in Sec. 510.2.

The 1st floor will include meeting space, a breakfast area, a fitness area, and other support functions as well as hotel guest rooms. The upper 4 floors will be hotel guest rooms.

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. The podium will be protected with a sprinkler system per NFPA 13. The Type VA building will be protected with a sprinkler system per NFPA 13R.

2. The vertical portion of the separation will be 3-hour rated and will form along with the horizontal 3-hour assembly a complete separation between the podium level and the Type VA hotel guest rooms above. The 3-hour horizontal assembly will be supported by 3-hour rated construction.

3. Similar variances to permit vertical offsets in the 3-hour rated podium separation have been previously approved, including 18-01-25c, 17-06-52(b) and 15-07-53(b).

4. The 2018 International Building Code, Section 510.2 permits vertical offsets in the 3-hour horizontal building separation.

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 artificially add overall height to the building by permitting a horizontal separation only. The design is due to needing additional height in the 1st floor breakfast room.

