

Owner / Applicant Information

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Project Information

Rawlins House Administration/Therapy Addition
300 JH Walker Dr

PENDLETON IN 46064

County MADISON

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

Project Status ☒ F 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 IFC, 3311.2

Conditions: The code requires means of egress to be maintained during construction and demolition, remodeling or alterations and additions to any building. The existing exterior exit, indicated on the attached drawing, will be closed during the construction of the addition. A new exit will be provided from an existing resident room and will create a temporary dead end corridor of 30 feet.

The project involves an addition to the existing skilled nursing and rehab facility. The building is a nursing home, I-2 Occupancy. The building is 1-story and Type VA Construction. The building is protected throughout with an NFPA 13 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. Sec. 3311.2, exception, IFC, states that ¿approved temporary means of egress systems and facilities¿ may be provided during construction. Temporary egress provisions will be provided as indicated on the drawings.

2. A new exit door will be installed in an existing window location from a resident room at the end of the resident wing effected by the addition. A hard surface will be provided from the temporary exit to the sidewalk. The door into the resident room from the corridor will be removed and temporary exit signage will be provided to direct occupants to the temporary exit.

3. This is a nursing home and they defend in place. In the event of a fire residents are relocated to a different smoke compartment, not evacuated from the building.

4. The overall building is divided up by 2-hour fire walls and multiple 1-hour smoke barrier walls.

5.

6. The existing sprinkler system will remain operational in areas of the building not under construction.

7. The existing corridor smoke detection system and fire alarm system will remain operational in areas of the building not under construction.

8. Fire drills will be conducted as required to familiarize residents and staff with the temporary egress plan.

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 use of temporary means of egress provisions will permit the use of existing building areas during construction. It is not feasible to to maintain the existing exit during construction of the addition or relocate the residents of this wing.