

Owner / Applicant Information

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Project Information

BSU North Residential Neighborhood Phase #2
1701 West McKinley Avenue

Muncie IN 47306

County DELAWARE

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

Project Status ☒ U 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)

2014 InBC, 707.5.1

Conditions: Two (2) hour shafts for ducts and piping will be supported by non-rated (0 Hour) floor in Type IIB buildings. Code requires shafts to be supported by two (2) hour floor.

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. Building will be sprinklered per NFPA 13, as required by code.
2. Code allows one (1) shafts to be supported by non-rated floors in Type IIB construction.
3. Exit stairs and elevators will be in self-supporting shafts.
4. For 70 years Indiana codes did not require fire-rated supported construction. There has not been a problem.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.

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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.

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Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.

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Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure

Facts: Cost to upgrade a portion of the floor assembly is the hardship.

Variance Details

Code Name: Other Code (Not in the list provided)
2014 InBC, 1018.6

Conditions: New college dormitory will have lounges / kitchenettes open to the corridor. Code requires 0.5 hour wall to separate rooms from the corridor.

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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. Building will be sprinklered per NFPA 13, as required by code.
2. NISTIR 7120 fire tests on open dormitory day rooms shows sprinklers will control a fire. limit smoke generation to maintain tenable conditions in the corridor.
3. Based on these tests, NFPA 5000 - 2018, 24.3.6.4 and NFPA 101-2018, 28.3.6.3.2 allow such rooms to be open to the corridor.
4. Numerous variances approved for lounges.

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☐ Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure

Facts: Open lounges are intended to create collegial atmosphere within the dormitory.

Variance Details

Code Name: Other Code (Not in the list provided)
2014 InBC, 1009.3

Conditions: New five (5) story college dormitory will have an open stairs for five (5) stories. Code limits open exit access stairways in R occupancies to four (4) stories.

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Facts: 1. Building will be sprinklered per NFPA 13, as required by code.
2. Stairs will have twelve (12) inch draft curtain and close spaced sprinklers around the floor openings.
3. Open stairs are not required for exiting. Each wing will have two (2) enclosed exit stairs.

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Facts:

University wants to encourage use of stairs and open stairs will assist in collegial atmosphere.

Variance Details

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

2014 InBC, 905.4

Conditions:

New five (5) story dormitory will have standpipe hose outlets on the main floor landings. Code requires hose outlets on the intermediate floor landings.

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Facts:

1. NFPA 14 - 2016 Edition, Section 7.3.2.1 allows the hose outlets to be on the main floor landings.

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Facts:

Location at intermediate floor landing results in increased costs.

Variance Details

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

2014 InBC, 716.5.3.1

Conditions:

New dormitory will not have corridor door smoke and draft control assemblies (gaskets). The code requires 20 minute corridor doors to have gaskets.
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Facts:

1. Building will be sprinklered per NFPA 13, as required by code. 2. NIST TN 1658 documents sprinkler fire tests that show dormitory room doors can remain open during a fire and the corridor tenability is maintains.
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Facts:

Students tend to prop open room doors, negating the smoke gaskets.
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Variance Details

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

2014 InBC, 716.5.9

Conditions:

Door closers will not be provided on 20 minute corridor doors. Code requires fire rated doors to be self-closing.

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Facts:

1. Building will be sprinklered per NFPA 13, as required by code. 2. NIST TN 1658 documents sprinkler fire tests which show dormitory rooms with open doors will not affect corridor tenability.

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Facts:

Students tend to prop open doors, overcoming the closer. Cost of closers is not justified when fire tests show they are not required to maintain corridor tenability.