

Owner / Applicant Information

Brent P Conner
Cook Group Inc
301 N. Curry Pike

Bloomington IN 47403

Phone 8123319587

Email BRENT.CONNER@COOKGROUP.COM

Designer Information

Brent P Conner
Cook Group Inc
1101 W. 2nd Street

Bloomington IN

Phone 8123319587

Email Brent.Conner@CookGroup.com

Project Information

Cook Medical
1101 W. 2nd Street

Bloomington 47403

County MONROE

Project Type New ☐ 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: 2014 IBC

Table 503

Conditions: New Occupancy arrangement in existing structure will exceed allowable area for a building of type IIB construction. Occupancy will be a combination of F1, S1, B, A2, A3, and M. A2 area is 20K sq.ft, A3 is 19K sq.ft and other A3 is 24K sq.ft.
To qualify as accessory, each are must be less than 9,500 sq.ft. in a 699K sq.ft. building
Accessory areas while less than 10% of the overall building area, exceed the base tabular area allowed for A2 and A3. See detailed explanation and plan for actual sizes.

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

2

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: existing building will have added building and life safety features including voice alarm system, hvac shutdown, mechanical exhaust system for atrium area, quick response sprinklers will be provided, emergency power will be provided, fire department use standpipes will be provided. See attached explanation.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

Y

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.

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: Building modifications create a situation where a portion of the building will be 3 stories and a portion of the building will be classified as an A2 and A3. Chapter 5 of The IBC code will not allow an unlimited area building to be 3 stories with an A2 and A3 Occupancy unless they meet the definition of Accessory area. Owner proposes to add additional life safety features including, Fire Department use standpipes, increase sprinkler design densities, utilize quick response sprinklers, install hvac shutdown, install smoke removal system, install a voice evacuation system and connect power to an emergency generator. See attached plans and comparison of existing life safety features to new features. Renovations will enhance fire, life safety and building safety features

Variance Details

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

1016.2 IBC 2014 Edition

Conditions: Travel Distance exceeds 250 feet. This is an existing building and travel distance to an exit will be 500 feet.

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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: Excessive travel distance areas not occupied by general public, employees are trained on evacuation procedures and routes, travel distances up to 500 feet, previous variances have allowed up to 600 feet., Occupants familiar with environment, voice alarm system provide, HAVC shutdown provided, quick response sprinkler systems provided, emergency power provided, assembly areas have exits available directly to outside, corridor widths are 1 hour equiv. or 20 feet wide

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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: maximum travel distance not to exceed 500 feet. Project involves renovation of an existing structure. Exiting arrangements are clearer and than past, employees are trained about emergency procedures for exiting buildings. Actual existing building size cannot reduce exit travel distances and renovation will enhance fire protection and life safety features to allow for more time to exit the building.

