

Owner / Applicant Information

Paul Ivkovich

1111 N RONALD REAGAN PKWY

AVON IN 46123

Phone 3172173031

Email PIVKOVIC@IUHEALTH.ORG

Submitter Information

Derek Holman

RTM Consultants, Inc.

6640 Parkdale Pl Suite J

Indianapolis IN

Phone 3173297700

Email holman@rtmconsultants.com

Designer Information

Keith Smith

BSA Lifestructures

9365 Counselors Row

Indianapolis IN

Phone 3178192166

Email ksmith@bsalifestructures.com

Project Information

IU Health West Vertical Expansion

1111 N Ronald Reagan Pkwy

Avon IN 46123

County HENDRICKS

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: Other Code (Not in the list provided)

2014 InBC 1018.4

Conditions: Dead end corridors exist in excess of 20' in an I-2 Occupancy. Code only permits a maximum of 20' dead end corridors in I-2 Occupancy. The request is to permit 30' dead end corridors in compliance with the 2012 NFPA 101-Life Safety Code. The actual dead corridors measure approximately 22' and 27'.

#### 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. Section 18.2.5.2 of the 2012 NFPA 101-Life Safety Code permits dead end corridors up to 30' in length. (Enforced on this project by ISDH and CMS).  
2. Similar variance has been granted in the past (18-05-23)

#### 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.

☐

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: In order to create dead end corridors no more than 20' in length would require re-designing portions of the layout. The designs are intended to mimic existing floor layouts on the lower levels. Also, redesigning the layouts would most likely result in the loss of patient room area.

Variance Details

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

2014 InBC 407.4.3.4

Conditions: 

The exit access travel distance from within suites will be a maximum of 100' through 2 or more intervening rooms. The code only permits a maximum distance of 50' through 2 intervening rooms. NFPA 101-Life Safety Code permits a maximum of 100' exit access travel distance.

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 2012 NFPA 101 - Life Safety Code permits a maximum 100' travel distance from non-sleeping patient care suites without limiting intervening rooms. (Enforces on this project by ISDH and CMS).  
2. The building will be fully sprinklered in accordance with NFPA 13.  
3. Similar variances have been granted in the past (17-12-13, 17-09-06)

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.

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 hardship is that the limitations of the floor plan layout and the equipment layout make it difficult to design a suite that would allow for a 50' travel distance through only 2 intervening rooms.

