

Owner / Applicant Information

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Project Information

Franciscan Beacon Hospital

900 1/2 I Street

La Porte IN 46350

County LAPORTE

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

Project Status ☒ U F=Filed U or Null=Unfiled

IDHS Issued Correction order? ☐ Has Violation been Issued? ☐

Violation Issued by: NA

Local Building Official

Phone: 2193622327

Email: nminich@cityoflaporte.com

Local Fire Official

Phone: 2193622327

Email: andy.snyder@laportefire.com

Variance Details

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

2014 InBC Section 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

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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. The 2012 NFPA 101 - Life Safety Code permits a maximum 100' travel distance from non-sleeping patient care suites without limiting intervening rooms (enforced 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, 19-02-20).

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.

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: The hardship is that the limitations of the floor plan layout and equipment layout make it difficult to design a suite that would allow for a 50' travel distance through only 2 intervening rooms, while still maintaining the door layout for patient/staff access.

Variance Details

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

2014 InBC Section 706

Conditions: A 2-hour fire barrier will be provided in lieu of a 2-hour fire wall in order to separate the hospital addition from the existing building. The addition will be an I-2 occupancy of Type IIA construction. The existing building is a B occupancy of Type IIB construction. Code would require a 2-hour fire separation between the different construction types.

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. Both the existing building and the addition will be fully sprinklered.
2. The use of a 2-hour fire barrier is permitted by the 2012 Life Safety Code - NFPA 101 (enforced by ISDH and CMS)
3. Similar variances to allow fire barriers in lieu of fire walls to separate construction types have been granted on numerous healthcare facilities in the past (18-08-29, 17-04-13, 17-01-34, 19-02-18 to name a few)

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 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: The hardship is the logistics and costs of providing a fire wall, with associated exterior wall extensions. Due to existing building limitations, a fire wall would require a double wall design which creates operational and logistical issues for door openings throughout the wall.

