Owner / Applicant Information

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NOTRE DAME IN 46556

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Project Information

Dillon Hall Renovation
University of Notre Dame

Notre Dame IN 46556

County ST JOSEPH

Project Type New [ ] Addition [ ] Alteration [Y] 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: 5742359554 Email: cbulot@southbendin.gov

Local Fire Official

Phone: 5742359554 Email: bharris6@nd.edu

Variance Details

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

2014 IBC, 716.5.9

Conditions: Dorm room doors will not be provided with closers. Based upon the 20-minute rating, the corridor doors are required to be either self- or automatic-closing.

The project involves renovation of the existing dormitory. The building is 3 stories in height + basement, and is Type IIIB Construction. The building is classified as R-2 Occupancy (student housing) with A Occupancy uses.

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 building is protected throughout with an automatic sprinkler system in accordance with NFPA 13R.
2. The existing building has a fire alarm system with smoke detection in the social spaces, corridors, and resident rooms.
3. There are existing operable transoms, which will remain, above the dorm room doors that are not self-or automatic-closing.
4. This request is identical to Variances 18-08-08, 18-06-50(a), 16-12-31(a), 14-10-29(c) and 14-10-30(c) approved for residence halls at UND. Identical variances were granted for several previous dormitory facilities as follows: 98-4-9, 00-2-23, 00-5-9, 06-11-47(a), 07-07-26(a), 10-1-37(b), 11-3-17(a), 12-05-36c, and 14-1-37(e), 15-04-39(a), 15-04-42(g), 16-01-03(e), 17-03-11(f), and 17-12-54(a).

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.

[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 the ongoing cost of maintaining door closers or door hold-open devices that are rendered essentially inoperative in a short period of time in the student environment.

Variance Details

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

2014 IBC, 3004.1

Conditions: Hoistway venting will not be provided for the new elevator in the existing dormitory building. An elevator with four or more stops requires hoistway venting where the building contains an R Occupancy.

The project involves renovation of the existing dormitory. The building is 3 stories in height + basement, and is Type IIIB Construction. The building is classified as R-2 Occupancy (student housing) with A Occupancy uses.

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Facts: 1. The 2015 International Building Code has eliminated the requirement for venting of elevator hoistways.

2. Reference to hoistway venting has been eliminated from the 2010 Edition of the ASME A17.1, Safety Code for Elevators and Escalators.

3. Similar variances have been granted in the past.

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Facts: It is a cost hardship to install and maintain the elevator vents when this requirement has been deleted from newer editions of the building and elevator code.

Variance Details

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

2014 IBC, Table 2902.1

Conditions: The project involves the renovation of the existing building. The renovation will result in a total of 26 showers as opposed to 27 showers before the renovation. In 2005 the restrooms were renovated and 27 showers were provided for 346 residents, a ratio of 1 shower per 12.8 residents. This renovation will reduce the number of residents to 253, providing a ratio of 1 shower per 9.7 residents. Code requires 1 shower for every 8 residents, which would require 32 showers.

The project involves renovation of the existing dormitory. The building is 3 stories in height + basement, and is Type IIIB Construction. The building is classified as R-2 Occupancy (student housing) with A Occupancy uses.

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Facts:

As a result of the renovation the ratio of showers per resident is being increased.

As a result of the renovation 2 roll-in showers will be provided, currently there are none.

Since the 2005 renovation there have never been any complaints about a lack of shower availability. The students are all on different schedules and therefore shower at various times throughout the day.

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Facts:

The university did not budget to renovate the bathrooms since they were completely gutted in 2005. Adding additional showers to comply with current code would result in the loss of resident rooms and social spaces necessary to accommodate the universities master plan to improve the living and social spaces throughout the residence hall. The ratio of number of showers per resident is being increased with the renovation as well as providing roll-in showers when currently there aren¿t any.

Variance Details

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

2014 IBC, 1018.6

Conditions: The variance request is to permit the lounges and reading areas to be open to the corridor serving the dormitory, R-2 Occupancy. The code requires corridors to be 1-hour fire-resistive construction and does not permit them to be interrupted by intervening rooms except for foyers, lobbies, and reception rooms. Areas are shaded on attached drawing.

The project involves renovation of the existing dormitory. The building is 3 stories in height + basement, and is Type IIIB Construction. The building is classified as R-2 Occupancy (student housing) with A Occupancy uses.

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Facts:
1. The building is protected throughout with a sprinkler system per NFPA 13R.
2. The existing building has a fire alarm system with smoke detection in the social spaces, corridors, and resident rooms.
3. Sec. 28.3.6.3.2, NFPA 101, Life Safety Code for dormitories, permits spaces to be unlimited in area and open to the corridor where the spaces are not used for guest suites, guest rooms, or hazardous areas, the space is protected by a sprinkler system in accordance with NFPA 13 or 13R, and the space does not obstruct access to required exits.
4. This variance request has been granted on numerous dormitory projects.

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Facts: The owner wishes to provide an open and inviting appearance to these areas for the residents of the apartment building.