

Owner / Applicant Information

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Project Information

Skilled Nursing and Rehab Center  
800 Freemason Parkway

FRANKLIN IN 46131

County JOHNSON

Project Type New  Addition  Alteration  Existing  Change of Occupancy

Project Status  F=Filed U or Null=Unfiled

IDHS Issued Correction order?  Has Violation been Issued?

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 IBC, 904.2

Conditions: An alternative automatic fire-extinguishing system has been installed in the data rooms in lieu of automatic sprinklers. Code permits the system to be used, however does not permit the system to satisfy permitted reductions or exceptions in the code for installation of an automatic sprinkler system throughout the building. The variance request is to permit the building to be classified as fully sprinkered.

The building is a nursing home and hospice facility, I-2 Occupancy, with associated offices, assembly areas, and a private garage, B/A-2/A-3/U Occupancies. The building is 2-stories and Type IIA Construction. The building is protected throughout with an NFPA 13 automatic sprinkler system.

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 alternative fire-extinguishing system will be designed and installed per the appropriate NFPA standard and will be maintained as required. The degree of reliability will be comparable to that of a sprinkler system.

2. The use of a clean agent in this room is desirable to avoid damage that could be caused by sprinkler water discharge.

3. The rest of the building is protected throughout with an NFPA 13.

4. Similar variances have been granted in the past including 18-07-54.

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.

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: The reason for using a clean agent to protect data room is because of the damage that could be caused by sprinkler water discharge.

Variance Details

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

2014 IBC, 1018.4

Conditions: Three corridors in the new nursing home facility have dead ends 22-25 feet in length, 20 feet is permitted by code.

The building is a nursing home and hospice facility, I-2 Occupancy, with associated offices, assembly areas, and a private garage, B/A-2/A-3/U Occupancies. The building is 2-stories and Type IIA Construction. The building is protected throughout with an NFPA 13 automatic sprinkler system.

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 design complies with the requirements of Sec. 18.2.5.2, NFPA 101, Life Safety Code for Health Care Occupancies, which permits dead end corridors up to 30 feet in length.
2. The facility will be licensed and must comply with the requirements of the Centers for Medicare and Medicaid Services which requires compliance with NFPA 101.
3. The building is protected throughout with an automatic sprinkler system in accordance with NFPA 13.
4. Similar variances have been granted in the past (19-02-20 & 18-05-23).

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.

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:

It is a cost and operational hardship to install cross corridor doors to reduce the dead-end corridor by 2-5 feet when the Life Safety Code, NFPA 101, permits dead end corridors up to 30 feet in length. The building is constructed and will be ready to open within the next month or so.