

Owner / Applicant Information

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Project Information

Hawthorn Hall Phase II
9915 Hoosier Village Dr

ZIONSVILLE IN 46077

County BOONE

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

Project Status ☒ F 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, 1018.6

Conditions: The project involves a new independent and assisted senior living facility. The variance request is to permit the lounges on the 2nd and 3rd floors to be open to the corridor in the assisted living facility, I-1 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 building is an assisted living facility, I-1 Occupancy. The building is 3-stories and Type VA Construction. The building will be 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 building is protected throughout with an automatic sprinkler system.
2. The proposed design will exceed the requirements of Sec. 32.3.3.6, NFPA 101, Life Safety Code for Residential Board and Care Occupancies, which only requires sleeping rooms to be separated.
3. Smoke detectors tied to the fire alarm system will be provided in areas open to the corridor, this is not required by NFPA 101 or the IBC.
4. Similar variances have been granted in the past, including: Hooverwood Assisted Living Addition (18-06-22), Glasswater Creek of Plainfield (18-04-12), Renovations to Georgetowne Place (16-01-12), Canterbury Nursing & Rehabilitation Center (15-10-16), St. Vincent House (15-09-09), The Vue (15-06-42(b)), Mainstreet Assisted Living Facilities in Dyer (14-04-53(b)), Crown Point (14-03-25(b)), and Terre Haute (13-12-09(c)).

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.

☐ 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 owner wishes to provide an open and inviting appearance to these areas for the residents of the assisted living facility.

