

Owner / Applicant Information

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Project Information

Glasswater Creek of Whitestown
5875 Perry Worth Road

Whitestown IN

County BOONE

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:

Email:

Local Fire Official

Phone:

Email:

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC, 3004.1

Conditions: Hoistway venting will not be provided for the two new elevators in the new independent and assisted living facility. An elevator with four or more stops requires hoistway venting where the building contains an I and R Occupancy.

The building is a independent and assisted living facility and is classified as a mixed use I-1, R-2, A-2, B, M, and S-1 Occupancies. The building is Type VA Construction. The building is protected throughout with an automatic sprinkler system in accordance with NFPA 13.

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 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.

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: 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, 714.4.1.2

Conditions: The variance request is to permit the ceiling membrane of the 1-hour rated horizontal assemblies to be interrupted with the double wood top plate of a wall assembly that is sheathed with Type X gypsum wallboard as permitted in the 2015 edition of the International Building Code. The current edition permits the ceiling membrane of a 1-hour rated horizontal assembly with the double wood top plate of a wall, but the wall is required to be rated.

The building is a independent and assisted living facility and is classified as a mixed use I-1, R-2, A-2, B, M, and S-1 Occupancies. The building is Type VA Construction. The building is protected throughout with an automatic sprinkler system in accordance with NFPA 13.

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

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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: A double wood top plate wall assembly sheathed with Type X gypsum board has been determined to be an acceptable level of protection when penetrating the ceiling membrane of a 1 or 2-hour rated horizontal assembly per the Significant Changes to the International Building Code 2015 Edition.

What is proposed is not adverse to public health, safety, or welfare based upon the reasoning for the change in the code.

This variance has been granted numerous times.

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.

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Facts: The hardship is the difficulty in the constructability of the project. The floor and wall assemblies are constructed prior to the insulation of drywall using normal construction methods. In order to comply with code either the drywall would have to be hung on the ceilings before the interior walls are constructed or all of the interior walls would have to be upgraded to 1-hour rated assemblies when not otherwise required by code.

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC, 1018.6

Conditions: The variance request is to permit the sitting areas and lounges to be open to the corridor in new independent and assisted living facility. 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 the attached drawing.

The building is a independent and assisted living facility and is classified as a mixed use I-1, R-2, A-2, B, M, and S-1 Occupancies. The building is Type VA Construction. The building is

R-2, R-2, B, M, and S-F occupancies. The building is type VA construction. The building is protected throughout with an automatic sprinkler system in accordance with NFPA 13.

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 per NFPA 13.
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. The proposed design will exceed the requirements of Sec. 30.3.6.3.2, NFPA 101, Life Safety Code for apartment building, which permits spaces to be unlimited in area and open to the corridor where the spaces are not used for dwelling units or hazardous areas, the space is protected by a sprinkler system in accordance with NFPA 13R, and the space does not obstruct access to required exits.
4. 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.
5. Similar variances have been granted in the past, including: Renovations to Glasswater Creek of Plainfield (18-04-12), 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)).

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Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.

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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.

☐

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 independent and assisted living facility. NFPA 101 permits these areas to be open.

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC, 1018.1

Conditions: The project involves a new independent and assisted living facility. The variance request is to permit the opening in the corridor wall to be protected by a draft curtain and closely spaced sprinklers in accordance with NFPA 13 in lieu of a 1-hour corridor wall and 20-minute rated openings.

The building is a independent and assisted living facility and is classified as a mixed use I-1, R-2, A-2, B, M, and S-1 Occupancies. The building is Type VA Construction. The building is protected throughout with an automatic sprinkler system in accordance with NFPA 13.

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

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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 will be protected throughout with an automatic sprinkler system in accordance with NFPA 13.

2. A fire alarm system will be installed throughout the building.

3. Smoke detection will be provided throughout the corridors and areas open to the corridor.

4. This is a similar approach to protecting exit stairs with a draft curtain and closely spaced sprinklers and therefore is not adverse to public health, welfare, or safety.

5. A similar variance was granted for Legacy Living of Jasper, 18-05-21.

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 maintain the openness of this portion of the wall to help make the independent and assisted living facility feel less institutional.

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC, 716.5

Conditions: Nonrated window openings will occur in corridor wall of the therapy room. Based upon the 1-hour corridor rating, openings are required to have a fireprotection rating.

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Facts:

1. The building will be protected throughout with an automatic sprinkler system in accordance with NFPA 13.
2. The openings will be protected with a sprinkler located at the ceiling level on the room side.
3. A fire alarm system will be installed throughout the building.
4. Similar variances have been approved in the past.

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.

☐

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 have the windows to overlook the 2-story opening.