

Owner / Applicant Information

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Submitter Information

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Designer Information

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Project Information

Deaconess CPC Ear Nose Throat Suite Build out
350 W Columbia St

EVANSVILLE IN 47710

County VANDERBURGH

Project Type New Addition Alteration Existing Change of Occupancy

Project Status F=Filed U or Null=Unfiled

IDHS Issued Correction order? No Has Violation been Issued? No

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)
1018.1, 2014 IBC

Conditions: Egress corridors (walls and doors) constructed within the 4,960 sq ft renovated tenant space on the 2nd floor will not be fire-rated. Based upon an occupant load of 30 or more, fire-rated corridor construction is required.

The tenant space will be an outpatient medical clinic, classified as B Occupancy. The building was constructed in 1976 and has been occupied by various Business Occupancy tenants since constructed.

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 provided with a manual fire alarm system.
2. Corridor smoke detection will be provided connected to the fire alarm system - not required by code.
3. The maximum egress travel distance to an exit will be 130 feet - code permits up to 200 feet.
4. The design complies with NFPA 101, Life Safety Code, Sec. 38.3.6, exc. 2, which permits nonrated corridors in an office tenant space occupied by a single tenant.
5. Similar variances have been granted for medical office tenant spaces including 19-09-31, 19-08-70, 18-02-15, 18-02-29, 17-08-09, 19-06-71, 11-06-32, 12-10-28, and 13-03-45, 16-03-23, 16-06-56, 16-06-61, 15-01-33, 15-06-54, 16-07-11, and 16-07-27, as well as for general office buildings and tenant spaces, including 18-02-15, 17-05-40, 13-03-36a, 13-03-36b.

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: Fire-rated corridor construction is an operational hardship, due to the need to have a combination of open and enclosed spaces, including nurses stations and other similar functions. Additionally, doors are typically open during everyday use.