

Owner / Applicant Information

Gerard D Galligan  
Courtyard Hotel Bloomington  
310 COLLEGE AVE

BLOOMINGTON IN 47403

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Project Information

Fire Inspection  
310 College Ave

Bloomington 47403

County MONROE

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

Project Status ☒ U F=Filed U or Null=Unfiled

IDHS Issued Correction order? ☒ yes Has Violation been Issued? ☒ yes

Violation Issued by: SFM

Local Building Official

Phone:  Email:

Local Fire Official

Phone:  Email:

Variance Details

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

8.15.3.2.1 2010 - NFPA 13

Conditions: 

Sprinklers observed as not currently installed under the bottom of the first landing of both the north and south stairs or at the top of the north stairs. 2011 Edition NFPA 25 675 IAC 28-1-12

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:

The staircase is protected by existing fire sprinklers, fire doors at landings, standpipe, and construction is concrete and metal and therefore public safety and welfare is adequate.

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:

The building was built in 1996 and was given Cert of Occupancy, no alterations or modifications to the build were made and therefore the sprinkler system has not been changed. We acquired the building in 2005 and have had several inspections and this condition was never noted. Due to the pandemic the hotel business has experienced severe economic strain and revenues are reduced by over 80%. We are trying to maintain associate jobs and provide shelter to the travelling public and the \$6000 to add the additional sprinklers would be an economic hardship for the property at this time.