Owner / Applicant Information

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Project Information

SMC Jennings County Family Care
2145 N State Highway 3

North Vernon IN 47265

County JENNINGS

Project Type New [ ] Addition [ ] Alteration [Y] 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: 8123523005 Email: mshepherd@jenningscounty - in.gov

Local Fire Official

Phone: 8123523005 Email: bieheld@purdue.edu

Variance Details

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

2014 InBC Table 1018.1

Conditions: The corridors will not be fire-rated for the interior expansion and renovation of the medical office building. Fire rated corridor construction is required for newly constructed corridors based upon the corridor serving an occupant load of 30 or more and not being provided with an automatic sprinkler system.

The project consists of an interior renovation of the Jennings County Family Care medical office building. As part of the renovation, the clinic will be expanding into the adjacent tenant space. The building is a single story of approximately 7,200 SF and is of Type IIIB construction.

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

[2]

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. A fire alarm system will be provided throughout the building - not required by code.

2. Corridor smoke detection tied to the fire alarm system will be provided - not required by code.

3. Maximum egress travel distance will be approximately 91 feet - code permits 200 feet maximum.

4. The corridor system will be provided with three exits directly to the exterior.

5. The design complies with NFPA 101, Life Safety Code, Sec. 38.3.6, exc. 2, which permits non-rated corridors in an office tenant space occupied by a single tenant.

6. Similar variances have been granted including 26-05-23, 26-01-38, 25-09-70, 25-07-42, 25-02-17, 25-10-39, 23-07-39, 22-02-40, 22-09-20, 20-12-60, 18-02-15, 17-05-40, 13-03-36a, 13-03-36b, 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.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

[Y] 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: Imposition of the rule would require any newly constructed corridors to be fire rated corridors along with associated fire rated doors and door closers. Much of the corridor system is existing and non-rated. Typical everyday office use, doors will be in the open position which would require additional door hold opens. Being that the building is a single tenant and being provided with a fire alarm and corridor smoke detection, the proposed will not be adverse to public health or safety.