

Owner / Applicant Information

Chris Cullison  
The Sisters of the Holy Cross, Inc.  
LOURDES HALL

NOTRE DAME IN 46556

Phone 5742845778

Email CCULLISON@CSCSISTERS.ORG

Submitter Information

Edwin Rensink  
RTM Consultants Inc  
6640 Parkdale Place

Indianapolis IN

Phone 3173297700

Email rensink@rtmconsultants.com

Designer Information

Gregory Kil  
Kil Architecture / Planning  
1126 Lincolnway East

South Bend IN

Phone 5742882654

Email gkil@kilarchitecture.com

Project Information

St Mary's Convent Renovation  
The Sisters of the Holy Cross

Notre Dame IN 46556

County ST JOSEPH

Project Type New  Addition  Alteration  Existing  Change of Occupancy

Project Status  U 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)

1107.5.2.1, 2014 IBC

Conditions: The proposed renovation of the 5-story nursing facility will result in less than 50% accessible sleeping rooms with connected bathing/toilet rooms. The scope of the project will include new accessible and new non-accessible rooms, along with a number of new common use accessible bathing/toilet rooms. The overall number of sleeping rooms will be reduced from the existing 83 to 61 with activity/day room spaces created by the reduction of sleeping rooms.

The facility is occupied by sisters of the convent who require various degrees of personal and medical care services, and is classified as I-2 Occupancy.

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 welfare.

1

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 number of individual accessible sleeping rooms with adjoining bathing/toilet rooms will be increased from four (4) to nine (9). Six (6) of the nine (9) accessible bathing/toilet rooms will also have access from the corridor and be available for other resident rooms.  
2. In addition to the new individual accessible facilities, the project will create five (5) new common use bathing/toilet rooms.  
3. The facility currently has 4.8% accessible rooms. After renovation is complete, the facility will have 14.7% accessible rooms + the five (5) new common use bathing/toilet rooms.  
4. The facility is exempt from the ADA, since serving only members of the convent.

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: Imposition of the rule would require at least all of the renovated rooms to be accessible, which would reduce useable area without providing any practical benefit.