

Owner / Applicant Information

Jerry Sauder  
Sauder Feeds  
14033 GRABILL ROAD  
PO BOX 130  
GRABILL IN 46741  
Phone 2606272196  
Email jsauder@sauderfeeds.com

Submitter Information

Melissa Tupper  
RTM Consultants, Inc.  
6640 Parkdale Place  
Suite J  
Indianapolis IN  
Phone 3173297700  
Email tupper@rtmconsultants.com

Designer Information

Matthew Kelty  
Kelty Tappy Design, Inc.  
116 East Berry Street  
Suite 700  
Fort Wayne IN  
Phone 2604267770  
Email matt@keltytappy.com

Project Information

Sauder Feeds  
14033 Grabill Road  
PO Box 130  
Grabill IN 46741

County ALLEN

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, 903.2.4, 903.2.9

Conditions: Sprinklers will not be provided in the existing feed mill and feed mill addition, classified as a B, F-1, M, S-1 Occupancy.  
  
The existing building and addition is Type VB Construction, the 1st floor is approximately 18,780 sq. ft.

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. Dust collection, deflagration venting, monitoring, control of equipment, and other safety measures have been employed to ensure a safe operation.  
  
2. A manual fire alarm will be installed throughout the building in accordance with Sec 907, IBC, this is not required by code.  
  
3. A similar variance was granted for Hoover Feed Mill, 17-01-17(c).

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: The hazard presented by the process has been mitigated by employing the latest technology to ensure safe operation, which will more appropriately address the potential for a hazardous condition than a sprinkler system.

Variance Details

Code Name: 12-4-12 Existing Buildings; Additions or Alterations

12-4-12(f)

Conditions:

The project involves an addition to the existing feed mill. The addition and existing building will exceed allowable area for for a mixed uses B/F-1/M/S-1 Occupancy of Type VB Construction. The existing building and addition will be 18,780 square feet, code permits an allowable area of 14,875 square feet. The building will exceed allowable area by 3,905 square feet (26%).

The existing building and addition is Type VB Construction, the 1st floor is approximately 18,780 sq. ft.

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. The building is a feed mill. The anticipated occupant load of the building is approximately 20 occupants.
2. A manual fire alarm will be installed throughout the building in accordance with Sec 907, IBC, this is not required by code.
3. Dust collection, deflagration venting, monitoring, control of equipment, and other safety measures have been employed to ensure a safe operation.
4. A similar variance was granted for Hoover Feed Mill, 17-01-17(a).

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:

It is a cost hardship to upgrade the building to meet Type VA (combustible, 1-hour rated) Construction.

