

Owner / Applicant Information

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Project Information

Evergreen Woodworking

0280 W 200 S

Lagrange IN 46761

County LAGRANGE

Project Type New ☒ Y 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: 2604996300

Email: doliver@lagrangecounty.org

Local Fire Official

Phone: 2604996300

Email: topekafd@ligtel.com

Variance Details

Code Name: 2014 IBC
903.2.4.1

Conditions: To not install sprinklers as required by code. Building is 3,168 sq. ft. with woodworking area of 2,832 sq. ft.

In order to comply and to help protect lives and property from the risks of a dust-related fire and/or explosion, the owner will incorporate a Dust Collector System for his woodworking shop. This system will adhere to NFPA 664 standards. It is understood that Fire and Life Safety in woodworking facilities demand special dust hazard mitigation utilizing the NFPA 664: Standard for the Prevention of Fires and Explosions in Wood Processing and Woodworking Facilities.

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 proposed facility will make use of dust collection equipment being attached to woodworking machines to help immediately minimize the dust from the woodworking processes. Woodworking does create fine combustible dust at times, however, the dust collection system helps to extract/minimize any floating dust within the facility maintaining a cleaner work environment and lower the risk for a fire or explosion. A dust collection system helps to prevent any large "potential amount" of combustible dust in the building which is the main concern of the ICC Commentary on this section.

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.

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 proposed facility is located in rural Lagrange County. There is no city water supply, nor is it likely that city water will become available at this location in the near future. An approximate cost associated with installation of a well, storage tank(s) and pump is estimated at \$130,000 to service this requirement. This is more than the owner/project can bear. Subdividing the building into smaller areas with firewalls is not appropriate for the operations of the business. The Dust Collection system mentioned is intended to be installed for this reason and others as well including: workspace cleanliness, worker safety and proper equipment operation.

Furthermore, the total building space is 3,168 Sq' of which the woodworking area is approx. 2,844 - just slightly over the 2,500 Sq' requirement for a Woodworking facility to incorporate a sprinkler system. Also to note: this is a small owner operated business only - no employees now or in future.

