

Owner / Applicant Information

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Project Information

Pretzels, Inc. Process Water Neutralization Addition
123 West Harvest Road

Bluffton IN 46714

County WELLS

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)
2014 IBC Table 508.4

Conditions: The H-4 Occupancy will not be separated from the F-1 Occupancy with a 1-hour separation as required by Table 508.4

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: 1. The existing building is provided with an automatic fire suppression system throughout and new addition will as well per NFPA 13.
2. The wall that is contiguous with the F-1 Occupancy will be protected with close spaced sprinklers a maximum 6'-0" on center.
Additional sprinklers will be added at each opening in the wall as well.
3. Variances have been approved in the past for this issue.

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 owner's undue hardship involves the operation difficulties as several pipe and louver penetrations are needed throughout the wall.

Variance Details

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

2014 IFC 5004.2.2.3

Conditions: An existing F-1 building of Type IIB construction, 185,566 sf will have an F-1/H-4 Occupancy addition of 1,858 sf (H-4 is approximately 480 sf). The H-4 Occupancy will contain a 3,500 gallon double wall tank of corrosives as part of the water neutralization process. The variance request is not to require curbing containment sized to include 20-minutes of fire flow.

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 existing building is provided with an automatic fire suppression system throughout and new addition will as well per NFPA 13.
2. The tank will be a double wall tank with interstitial monitoring.
3. In the unlikely event that the tank would leak through the inner and outer wall of the tank there is or will be a lift station to drain product to a clarifier tank to be treated before entering city systems.
4. To expect a fire at the same time as a leak from a double wall tank is extremely remote as corrosives are not flammable, thus no ignition source to activate a sprinkler.

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.

☒ 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 owner's undue hardship involves the operation difficulties of entering and leaving the space with steep ramps at openings. In addition size of containment to include 20-minutes of fire flow is not justified.

