

Owner / Applicant Information

Niki Balish

Town of Bargersville

24 NORTH MAIN STREET

BARGERSVILLE IN 46106

Phone 3174225115

Email NBALISH@TOWNOFBARGERSVILLE.ORG

Submitter Information

Edwin Rensink

RTM Consultants Inc

6640 Parkdale Place

Indianapolis IN

Phone 3173297700

Email rensink@rtmconsultants.com

Designer Information

Mac McCauley

Strand Associates, Inc

629 Washington Street

Columbus IN

Phone 8123729911

Email mac.mccauley@strand.com

Project Information

Bargersville Waste Water Treatment Plant Chemical Building

500 West Old School Street

Bargersville IN 46106

County JOHNSON

Project Type New ☒ Y 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)
903.2.5.1, 2014 IBC

Conditions: Automatic sprinkler protection will not be provided for the 660 sq ft chemical storage room, classified as H-4 Occupancy due to storage of a corrosive water treatment chemical in excess of the 500-gallon exempt amount.

The storage tanks will store a 50% solution of aluminum sulfate. Building is classified as F-2 and H-4 Occupancies.

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. Aluminum sulfate is a noncombustible material. The room will include metering pumps, and associated piping. There is no fire hazard involved.
2. The room will be separated from the remainder of the building with a 2-hour occupancy separation, as required.
3. Based upon lack of any fire hazard for the room contents and separation from the rest of the building, the lack of sprinkler protection will not be adverse to safety.
4. Dozens of similar variances have been granted previously for water treatment facilities over at least the past 15 years, including 05-03-20, 06-04-30, 08-05-39, 10-11-25, 26, 27, 28, 29, and 30, 11-08-24, 11-12-05, 12-05-27, 12-05-30, 13-08-61, 14-04-40, 14-05-34, 14-07-26, 14-07-29, 15-01-03, 15-09-75, 15-10-13, 16-05-55, 17-03-52, 17-04-73, and 17-12-51.

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 hardship is the cost of installing and maintaining an automatic sprinkler protection in a room without a fire hazard. In this case, the sprinkler system would not add any benefit to safety.