

Owner / Applicant Information

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Project Information

Wayne Street Water Treatment Facility Chlorine Conversion
835 Wayne Street

Noblesville IN

County HAMILTON

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: Email:

Local Fire Official

Phone: Email:

Variance Details

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

2014 IBC, 903.2.5

Conditions: This variance request is for a previously approved variance, 14-07-29. The project was delayed due to funding so the same variance is being requested since the edition of the code changed.

Sprinklers will not be provided in a chemical storage building classified as an H-4 Occupancy. Buildings that exceed the maximum allowable quantity of materials that are health hazards are classified as an H-4 Occupancy. The building will store Sodium Hypochlorite, a corrosive liquid, which is used by the water treatment facility.

The building is approximately 670 sq. ft. and 1- story.

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. Sodium hypochlorite is not a flammable or combustible liquid. The building is classified as a hazardous occupancy because sodium hypochlorite is a corrosive liquid, a health hazard.
2. The building is not a normally occupied building. It houses 2 bulk chemical storage tanks, a day tank, and pumps.
3. Secondary containment will be provided for the tanks.
4. The room will not be used to store combustible materials.
5. Variance 14-07-29 was granted for this project, it was in A/B Category. Construction was delayed until 2018 due to previous funding reallocation.

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: Sodium hypochlorite is a required chemical system to treat water for public use. A sprinkler system presents risk of interference with the entire water treatment operation.

