

Owner / Applicant Information

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Project Information

Red Gold Addition  
120 East Oak Street

Orestes IN 46063

County MADISON

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 IFC 3206.6.1.1

Conditions: Access Doors will be provided spaced at one in every 200 lineal feet of exterior wall facing access roads in lieu of the required 100 feet. The facility is a warehouse for storage of cans on pallets to a height of 36 feet. The addition is approximately 150,000 sf in area and is classified as an S-2 occupancy and Type II-B construction.

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: The S-2 occupancy is fully sprinklered.

The doors are not required for travel distance.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.

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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: Additional Access doors to meet the 100 feet requirement will displace additional warehouse storage space. Based upon automatic sprinkler protection and adequate access from all directions, the proposed design will meet the intent of the code to provide access for firefighting.

Variance Details

Code Name: 2010 NFPA 13 Installation of Sprinkler Systems (675 IAC 28-1-5)  
14.2.4.3

Conditions: The 40 foot tall facility will store a class I Commodity to a height of 36 feet. The 2010 edition of NFPA 13 has a height chart to only 30 feet of storage for standard sprinkler design.

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 "percent of design curve density" in Figure 14.2.4.3 will be extrapolated to 300% to accommodate storage to 36 feet, using a design density of 0.48 gpm/sf over a design area of 2,000 sf.  
2. The commodity stored to 36 feet will be empty and full aluminum cans on wood pallets - a Class I Commodity based upon noncombustible material stored on wood pallets. The limit of 30 feet is generic for all classes of commodities based upon testing at the time.  
3. Based upon the low-hazard commodity stored, the additional 6 feet of storage height will not be adverse to safety. The proposed sprinkler design will adequately protect the proposed storage array.  
  
A similar variance was granted for the Geneva Facility. (14-11-25)

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Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.

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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.

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Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.

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Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure

Facts: Limiting storage to 30 feet for empty cans would eliminate one pallet stack, creating an operational inefficiency. Other sprinkler design options will significantly increase the cost of the project. The sprinkler design proposed has been used in existing storage configurations using previous FM approval.

Variance Details

Code Name: Other Code (Not in the list provided)  
2014 IBC 507.3

Conditions: A warehouse addition is being made to an existing unlimited area building.  
A 60 feet separation will not be provided around the addition.

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 setbacks will be inline with the existing building. A variance was granted for the existing building (05-07-28) for a minimum of 40 feet of separation.

The building is used to store a Class one Commodity and is fully sprinklered.

NFPA 80A section 5.6.3 states that a building which is fully sprinklered presents no exposure hazard to surrounding structures. Where the exposing building is properly protected, a fire in that building is assumed to be controlled, therefore exposure is also controlled. The minimum 40 feet of separation will meet the intent of the code.

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 facility is surrounded by improved lot. The additional space for expansion is required to continue operations and the 40 foot separation for a sprinklered building will continue to provide a safe environment.