

Owner / Applicant Information

Wade Conner
Trinity Metals, LLC
6400 ENGLISH AVE

INDIANAPOLIS IN 46219

Phone 3173588265

Email WADE@TRINITYMETALS.NET

Submitter Information

Carrie Ballinger
RTM Consultants, Inc.
6640 Parkdale Place, Ste J

Indianapolis IN

Phone 3173297700

Email ballinger@rtmconsultants.com

Designer Information

Jerry Hoffman
US Architects
9200 W Smith Street

Yorktown IN

Phone 7654051220

Email jhoff@usarchitectsmuncie.com

Project Information

Trinity Metals Addition
6400 English Ave

Indianapolis IN 46219

County MARION

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 Sec. 503

Conditions:

A new addition along with existing building will exceed allowable area for Type IIB Construction. The allowable area is 126,500 square feet. The total building area with addition will be approximately 138,433 square feet.

The project involves a new 18,000sf addition to an existing 120,433sf scrap metal processing facility. The existing building and addition are classified Type IIB Construction and F-2 Occupancy.

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

1

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 addition will be provided with an automatic sprinkler system throughout. The existing building is protected with an automatic sprinkler system throughout.
2. The existing building and addition are noncombustible construction and contents are noncombustible metals.
3. The building is surrounded with over 60 feet of open space on 2 sides, and at least 30 feet of open space on all sides.
4. The local zoning ordinance requires a minimum side/rear yard set back of 30 feet in the industrial district. Development of the neighboring lot would require 30 feet from the adjoining property line, resulting in minimum of 60 feet between buildings.
5. Based upon the open space provided and setback requirements, noncombustible construction, and sprinklers throughout the addition and existing building, the increase in allowable area will not be adverse to safety.

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 area being enclosed is an existing scrap metal sorting area. The EPA and IDEM are requiring the sorting area to be enclosed in order to stop water run-off from the current sorting area. It is a cost and operational hardship to provide a new fire wall between the existing building and sorting area being enclosed, while a noncombustible addition with sprinklers provided will not be adverse to safety.

Variance Details

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

2014 IFC Sec. 507.5.1

Conditions:

A fire hvdrant will not be provided within 600 feet of the new addition.

CONDITIONS:

A fire hydrant will not be provided within 600 feet of the new addition.

The project involves a new 18,000sf addition to an existing 120,433sf scrap metal processing facility. The existing building and addition are classified Type IIB Construction and F-2 Occupancy.

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

1

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. Two hydrants are existing on site within 1,000 feet of the addition.
- 2. The addition will be provided with an automatic sprinkler system throughout. The existing building is protected with an automatic sprinkler system throughout.
- 3. The existing building and addition are noncombustible construction and contents are noncombustible metals.
- 4. Fire extinguishers will be provided in the addition.

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 area being enclosed is an existing scrap metal sorting area. The EPA and IDEM are requiring the sorting area to be enclosed in order to stop water run-off from the current sorting area. It is a cost hardship to provide a private hydrant within 600 feet of the addition, while there are two existing hydrants on site within 1,000 feet and sprinklers will be provided throughout the addition.