

Owner / Applicant Information

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Project Information

Water System Improvements
3978 N Rinker's Creek Rd.

Salem IN

County WASHINGTON

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 IBC, 903.2.5

Conditions: Sprinklers will not be provided in the new High Service Pump Building classified as an H-4 Occupancy and the Existing Treatment Building Classified as a B, H-3, and H-4 Occupancy.

The project involves a new 1-story, 1,128 square foot, pump building and a renovation of the existing 2-story treatment building.

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 project involves a new 1-story, 1,128 square foot, pump building and a renovation of the existing 2-story treatment building.2. The chemical stored in the pump building is not flammable or combustible. The chemical is hazardous because it is toxic.

3. The pump building is not normally occupied.

4. The 1st floor of the treatment building will be used to store liquid oxidizers, classified as an H-3 Occupancy, which are not flammable or combustible liquids. The 1st floor chemical storage area is separated from the rest of the building by a 12 inch thick concrete wall and 4 inch precast concrete floor with 2 inch concrete topping, which achieves at least a 2-hour rating. There are no openings in the rated assembly. The oxidizers are delivered and stored in drums on spill containment pallets.

5. The 2nd floor area of the treatment building, labeled filter room, will be used to store liquid corrosives, classified as an H-4 Occupancy, which are not flammable or combustible liquids. The room will be provided with spill control and secondary containment.

6. A fire alarm system will be installed throughout the existing treatment building.

7. A smoke detection system will be installed throughout the existing treatment building.

8. Similar variances have been approved on past water treatment facilities including: 15-10-13, Remington Water Treatment Plant; 11-04-35, Hidden Lake Water Treatment Facility; 11-08-24, City of Rensselaer Water Treatment Facility; 14-05-34, Plainfield South Wastewater Treatment Facility; and 14-07-29, Wayne Street Water Treatment Facility.

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: It is a cost hardship to sprinkler building where the chemicals stored are not combustible or flammable. A fire alarm and smoke detection system will be added to the existing treatment building, not currently provided.

