

Owner / Applicant Information

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L R Nisley & Sons
62724 CR 35

GOSHEN IN 46528

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Submitter Information

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Designer Information

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Project Information

L R Nisley & Sons Building
62724 CR 35

Goshen IN 46528

County ELKHART

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 903.2.4.1

Conditions: A new F-1 Occupancy wood working facility of 18,496 sf, of Type VB construction will not be provided with an automatic fire suppression system. Code requires woodworking operations containing a fire area in excess of 2,500 square feet to be provided with an automatic fire suppression system. The building will be provided with a 3-hour fire wall so the total fire area for each compartment will be less than 12,000 sf for compliance with Section 903.2.9 and allowable area per Section 503.1.

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 facility will be provided with a duct collection system that will prevent the release of finely divided combustible waste or use of finely divided combustible materials. The dust collection system will be designed and installed per NFPA 664, 2012 Edition that includes exterior silo with collection manifold with individual connections to each cutting and sanding machine.
2. The dust collection system will immediately evacuate the finely divided combustible waste from the building to exterior silo mitigating potential for risk of fire and/or explosion, thus variance is not adverse to the safety of the occupants.
3. Previous variances have been approved for this issue 15-01-16, 14-05-7, 11-10-16, 11-10-17, 12-06-4, 15-08-47, Variance ID 16345, 16-10-31, 17-10-09, 17-11-12, 18-03-62 and most recent for J & T Consulting 18-06-23.

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 owner's undue hardship involves the cost (\$175,000 +) to provide a fire suppression system in this rural area. There is no city or public water supply and there are no plans in the future for such water supply. Subdividing the building into 2,500 square foot fire areas is not feasible as it would not be practical for the manufacturing process.

