

Owner / Applicant Information

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Submitter Information

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Project Information

Boardworks Renovation
369 US Hwy 30

Valparaiso IN 46383

County PORTER

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 Section 903.2.4.1

Conditions:

An automatic sprinkler system is required in buildings containing wood working operations that exceed 2,500 square feet. The variance request is to permit a dust collection system in accordance with NFPA 664, Standard for the Prevention of Fires and Explosions in Wood Processing and Woodworking Facilities, in lieu of an automatic sprinkler system.

The building is 1-story, Type VB construction (metal building, wood framing in office area), and is approximately 6,000 square feet.

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 code requires an automatic sprinkler system because of the potential amount of combustible dust that could be generated during woodworking operations. The installation of a dust collection system in accordance with NFPA 664 will reduce the potential amount of combustible dust in the air, therefore the lack of a sprinkler system is not adverse to safety.

2. The building is located at least 60 feet from all property lines and over 100 feet from the nearest building.

3. Numerous similar variances have been approved, including 18-07-70, 18-06-23, 18-03-62, 18-03-13, 17-11-12, 17-10-53, 17-10-10, 17-03-54, 17-01-42, 16-10-37, 16-10-31, 16-10-02.

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.

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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.

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 provide a sprinkler system in this building as the property is on a private well system. It is estimated to cost at least \$100k-\$125k to add sprinklers.