

Owner / Applicant Information

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Submitter Information

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Project Information

Universal Forestry Products
51070 Bittersweet Rd

Granger IN 46530

County ST JOSEPH

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. 903.2.4

Conditions: An automatic sprinkler system will not be provided in the building. A sprinkler system is required for F-1 Occupancy fire area exceeding 12,000 square feet. The building will have a fire area of 20,000 square feet.

The project involves construction of a new 30,000sf processing facility for wood product treatment. The building is classified as Group F-1 occupancy and Type IIB 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

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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 process involves treatment of wood products with waterbased non-flammable, non-combustible wolmanizing material. The wood is soaked in the material inside the building, then moved to the open covered area to dry.
2. A 2-hour fire barrier will be provided between the 20,000sf interior processing area and the 10,000sf area under roof with open side to exterior.
3. The building will have 60 feet of open yard space surrounding it on all sides.
4. A monitored fire alarm system will be provided throughout the building.
5. There will be 6 exit doors from the interior processing area. Only 2 are required.
6. There will typically be a maximum of 12-15 employees inside the building at any time.
7. Exit access travel distance will be less than 75 feet.

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.

Y 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 not feasible for the production process to split the area with another fire barrier. There is no water supply available on site for sprinklers. It is estimated to cost close to \$250k to add a well and sprinklers to the building. The cost is disproportionate to the benefit of the system. Based upon provision of a fire alarm system and additional exits for the limited occupant load, adding a sprinkler system is a property protection issue.

Variance Details

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

2014 IBC Sec. 503.1

Conditions: A new building will exceed the allowable area for Type IIB construction by approximately 2,875sf. The building will be approximately 30,000 square feet, including 10,000 square feet covered area that is open to exterior on one full side.

The project involves construction of a new processing facility for wood product treatment. The building is classified as Group F-1 occupancy and Type IIB 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

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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 process involves treatment of wood products with waterbased non-flammable, non-combustible wolmanizing material. The wood is soaked in the material inside the building, then moved to the open covered area to dry.
 2. A 2-hour fire barrier will be provided between the interior processing area and the area under roof with open side to exterior.
 3. The interior processing area will be 20,000 square feet, which is less than the allowable building area. The other 10,000 square feet of the building is an area under roof with a full side open to the exterior.
 4. The building will have 60 feet of open yard space surrounding it on all sides.
 5. A monitored fire alarm system will be provided throughout the building.
 6. There will be 6 exit doors from the interior processing area.

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.

Y 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: The hardship is the cost to provide a structurally stable 3-hour fire wall while maintaining the area needed for production.

