

Owner / Applicant Information

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Project Information

Equity Vigo County
1001 W SR 246

TERRE HAUTE IN 47802

County VIGO

Project Type New ☒ Y Addition ☐ Alteration ☐ Existing ☐ Change of Occupancy ☐

Project Status ☒ F 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. 903.2.11.1

Conditions: A dry fertilizer storage building that is approximately 80 feet x 216 feet will not have openings on 2 sides and will not be provided with an automatic sprinkler system. Openings are provided along one long side (216 feet) of the building. Code requires where openings are only provided on one side and the opposite wall is more than 75 feet from the side with openings, an automatic sprinkler system must be provided or openings must be provided on 2 sides.

The building is classified Type VB (Concrete structure with membrane roof) and was released as S-1 Occupancy. The building is only used for storage of dry fertilizer that is nonflammable, noncombustible and nontoxic.

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. There are openings along one long side of the building. The requirement for opposite wall to be within 75 feet is exceeded by 5 feet.

2. The dry fertilizers stored are nonflammable, noncombustible, and nontoxic.

3. There will be very minimal occupants in the building - maximum anticipated 2 to 3 employees at any time. Employees are only entering the building for loading/unloading fertilizer.

4. Based upon the general lack of fire hazard and very minimal occupancy of the building, the lack of sprinkler protection will not be adverse to safety.

5. Similar variances have been granted, including 20-01-76 for Co Alliance Dry Fertilizer Building and others for similar style salt storage 19-09-01 and 18-03-52(b).

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: Adding openings in other walls will defeat the purpose of the building for bulk storage of dry fertilizers. It is also a cost hardship to add sprinklers while the fertilizer stored is all nonflammable and noncombustible. It is estimated to cost over \$200k to add sprinklers to the building. Additionally, fertilizer mixed with fire suppression water could cause environmental contamination and create issues with cleanup operations..

Variance Details

Code Name: Other Code (Not in the list provided)
2014 IBC Sec. 903.2.9

Conditions: A fertilizer storage building with approximately 17,000 sf fire area will not be provided with an

conditions.

A fertilizer storage building with approximately 17,000 square feet will not be provided with an automatic sprinkler system. The dry fertilizer stored is nonflammable, noncombustible and nontoxic. Code requires sprinklers to be provided for S-1 fire area exceeding 12,000 square feet.

The building is classified Type VB (concrete walls with membrane roof structure) and was released as S-1 Occupancy. The building is only used for storage of fertilizer that is nonflammable, noncombustible and nontoxic.

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 dry fertilizers stored are nonflammable, noncombustible, and nontoxic.
2. There will be very minimal occupants in the building - maximum anticipated 2 to 3 employees at any time. Employees are only entering the building for loading/unloading fertilizer.
3. Based upon the general lack of fire hazard and very minimal occupancy of the building, the lack of sprinkler protection will not be adverse to safety.
4. Similar variances have been granted, including 17-10-26 for Helena Chemical Dry Fertilizer Plant and 18-01-48 for Shelby County Co-Op.

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:

It is a cost hardship to add sprinklers while the fertilizer stored is all nonflammable and noncombustible. It is estimated to cost over \$200k to add sprinklers to the building. Additionally, fertilizer mixed with fire suppression water could cause environmental contamination and create issues with cleanup operations.