

Owner / Applicant Information

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Project Information

Ponderosa Cabinet Addition
7817 E Cree Lake Drive North

Kendallville IN 46755

County NOBLE

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: 2014 IBC

2014 IBC 903.2.4.1

Conditions: Variance being requested: To not install sprinklers as required by Code
Alternative Proposed: To install a dust collection system meeting the requirements of NFPA 664 (1998), Standard for Prevention of Fires and Explosions in Wood Processing and Woodworking Facilities.

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 welfare.

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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: Primary Reason for requesting the Variance:
The proposed facility will make use of dust collection equipment which will be attached to woodworking machines to immediately expel the dust from the building operations. The case is being presented to show that the woodworking process does create finely divided combustible waste, however the dust collection system evacuates the dust immediately from the building operations, and the workplace thus remains relatively clean and at a lower risk for fire and explosion. The ICC Commentary on this section of the code even goes on to explain that this rule requires sprinklers "[d]ue to the potential amount of combustible dust that could be generated during woodworking operations." The dust collection equipment prevents this large "potential amount" of dust from being in the building.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

Y 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 proposed facility is to be located in rural Noble county. There is no city water supply, nor is it likely that city water will become available in the near future. The cost associated with constructing a well and storage tank (approx \$150,000) to service the required automatic sprinkler system is beyond that of what the project can bear. Also, subdividing the building into smaller areas with firewalls will not be very effective for the manufacturing process, which is the primary purpose for the building. The dust collector system is intended to be installed for additional reasons as well: worker safety, cleanliness, and proper equipment operation. This proposed building addition will not cause the fire area to exceed 12,000 sf.

