

Owner / Applicant Information

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Project Information

Hoover Feed Mill
23591 SR 119

Goshen IN

County ELKHART

Project Type New Addition Alteration Existing Change of Occupancy

Project Status U F=Filed U or Null=Unfiled

IDHS Issued Correction order? Has Violation been Issued?

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, Table 503

Conditions: The building will exceed allowable area for a mixed uses B/F-1/S-1 Occupancy of Type IIB construction will be 26,194 square feet. The code permits 25,141 square feet. The building will exceed allowable area by 1,053 square feet (4%).

The building is Type IIB Construction, the 1st floor is approximately 26,194 sq. ft. The 1st level below grade, level 88.75, is approximately 3,600 square feet. The 2nd level below grade, level 80, is approximately 2,610 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 welfare.

1

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 building is a feed mill. The anticipated occupant load of the building is 18 occupants.

2. A manual fire alarm will be installed throughout the building in accordance with Sec 907, IBC, this is not required by code.

3. Dust collection, deflagration venting, monitoring, control of equipment, and other safety measures have been employed to ensure a safe operation.

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.

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 a cost hardship to upgrade the building to meet Type IIA Construction.

Variance Details

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

2014 IBC, 1021.2

Conditions: The variance request is to permit a single exit from the 1st and 2nd levels below grade, code requires that at least two exits be provided.

The building is Type IIB Construction, the 1st floor is approximately 26,194 sq. ft. The 1st level below grade, level 88.75, is approximately 3,600 square feet. The 2nd level below grade, level 80, is approximately 2,610 square feet.

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

1

- 1=Non-compliance with the rule will not be adverse to the public health, safety or welfare.
- 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 2 below grade levels have been provided to access the equipment for routine maintenance and cleaning. These levels are not normally occupied. They are essentially equipment platforms, the flooring between the two levels is open metal grating.
- 2. A ladder will be provided as a second means of egress from these levels in the event that the stair is not available in an emergency.
- 3. A manual fire alarm will be installed throughout the building in accordance with Sec 907, IBC, this is not required by code.
- 4. Dust collection, deflagration venting, monitoring, control of equipment, and other safety measures have been employed to ensure a safe operation.

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.

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 foundations are complete and the equipment has been purchased, there is no room to add a second stair from these levels that are essentially equipment platforms.

Variance Details

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

2014 IBC, 903.2.4, 903.2.9

Conditions: Sprinklers will not be provided in the new feed mill, classified as a B, F-1, S-1 Occupancy. Sprinklers are required throughout based upon the F-1 and S-1 fire areas exceeding 12,000 square feet.

The building is Type IIB Construction, the 1st floor is approximately 26,194 sq. ft. The 1st level below grade, level 88.75, is approximately 3,600 square feet. The 2nd level below grade, level 80, is approximately 2,610 square feet.

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

2

1=Non-compliance with the rule will not be adverse to the public health, safety or \

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. Dust collection, deflagration venting, monitoring, control of equipment, and other safety measures have been employed to ensure a safe operation.
- 2. See Fire Hazzard Review and Memorandum for more information, attached.
- 3. A manual fire alarm will be installed throughout the building in accordance with Sec 907, IBC, this is not required by code.

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 hazard presented by the process has been mitigated by employing the latest technology to ensure safe operation, which will more appropriately address the potential for a hazardous condition than a sprinkler system.