

Owner / Applicant Information

Michael Black  
Georg Utz, Inc.  
14000 NORTH 250 WEST

EDINBURGH IN 46124

Phone 8125262240

Email MICHAEL.BLACK@UTZGROUP.COM

Submitter Information

Edwin Rensink  
RTM Consultants Inc  
6640 Parkdale Place

Indianapolis IN

Phone 3173297700

Email rensink@rtmconsultants.com

Designer Information

Darren Peterson  
Peterson Architecture  
298 S 10th Street

Noblesville IN

Phone 3177709714

Email dpeterson@petersonarchitecture.com

Project Information

Georg Utz Building Addition  
14000 North 250 West

Edinburgh IN 46124

County BARTHOLOMEW

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)

903.2, IBC - 3206.4, IFC

Conditions: The proposed addition of 85,000 sq ft will not be provided with automatic sprinkler protection. The sprinkler system is required based upon an S-1/F-1 fire area exceeding 12,000 sq ft per the IBC, and based upon high piled combustible storage in the warehouse per the IFC. The addition will include expansion of existing warehouse and production area, as well as a small addition to the existing production support area. The addition is classified as F-1 and S-1 Occupancies, along with accessory B Occupancy. Georg Utz produces a variety of plastic totes and containers for use in various applications. The process involves injection moulding and vacuum forming processes.

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: 1. Variance 08-09-10 was approved to not provide sprinkler protection for the original building in 2008 based upon a variety of offsetting features, all of which will be duplicated in the current addition.  
2. A manual and automatic fire (via detection) will be provided throughout the building. A fire alarm system is not required for a 1-story F-2 Occupancy, nor for an S-1 Occupancy.  
3. The fire detection system consists of a projected beam detection system in the warehouse area, and by use of a system of combination rate of rise and fixed temperature heat detectors in the production area.  
4. A 2-hour barrier is existing between the office and production support areas - this 2-hour separation will be extended to the addition. A noncombustible wall was provided in the original building - this separation will be extended to the addition.  
5. A Class II standpipe system is provided in the existing building, and will be extended into the addition.  
6. Paved fire access is provided on all 4 sides of the building, with fire access doors provided around the entire perimeter of the building.  
7. Smoke and heat vents are provided in the warehouse (existing and proposed), and a mechanical exhaust system is provided in the production area (existing and proposed).  
8. Egress travel distance throughout the building will be within the permitted 200 feet to an exit.

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 same variance was approved for the existing building. Imposition of the rule would result in a different approach for the addition.

Variance Details

Code Name: 12-4-12 Existing Buildings; Additions or Alterations

Rule 4, Section 12(f), GAR

FILED: \_\_\_\_\_ 2018-08-08 AM 10:00 \_\_\_\_\_ CLERK OF SUPERIOR COURT \_\_\_\_\_

Conditions: The proposed addition of 85,000 sq ft plus existing building area 79,110 sq ft will exceed the allowable building area for Type IIB Construction. The addition will include expansion of existing warehouse and production area, as well as a small addition to the existing production support area.  
The addition is classified as F-1 and S-1 Occupancies, along with accessory B Occupancy. Georg Utz produces a variety of plastic totes and containers for use in various applications. The process involves injection moulding and vacuum forming processes.

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.
- 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. Variance 08-09-10 was approved to permit Type IIB Construction for the original building in 2008 based upon a variety of offsetting features, all of which will be duplicated in the current addition.  
2. A manual and automatic fire (via detection) will be provided throughout the building. A fire alarm system is not required for a 1-story F-2 Occupancy, nor for an S-1 Occupancy.  
3. The fire detection system consists of a projected beam detection system in the warehouse area, and by use of a system of combination rate of rise and fixed temperature heat detectors in the production area.  
4. A 2-hour barrier is existing between the office and production support areas - this 2-hour separation will be extended to the addition. A noncombustible wall was provided in the original building - this separation will be extended to the addition.  
5. A Class II standpipe system is provided in the existing building, and will be extended into the addition.  
6. Paved fire access is provided on all 4 sides of the building, with fire access doors provided around the entire perimeter of the building.  
7. Smoke and heat vents are provided in the warehouse (existing and proposed), and a mechanical exhaust system is provided in the production area (existing and proposed).

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 same variance was approved for the existing building. Imposition of the rule would prohibit any addition to the building and prevent expansion of facility production.