

Construction Board of Appeals

Regular Meeting Agenda

Wednesday, July 13, 2016
3:00 PM, Conference Room A
City Hall, 539 Phoenix Street



1. **Call to Order** – Chair Morse
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Minutes** – June 1, 2016
5. **Public Comment**
6. **NEW BUSINESS**

1600 and 1800 Second Avenue: Hanson Cold Storage requests an exception for sprinkling the freezer areas

7. **Adjourn**

RESPECTFULLY SUBMITTED,

Linda Anderson
Zoning Administrator

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Construction Board of Appeals

Regular Meeting Minutes

Wednesday, June 1, 2016
3:00 PM, Conference Room A
City Hall, 539 Phoenix Street



1. **Call to Order** – Chair Morse called the meeting to order at 3:00 p.m.

2. **Roll Call**

Present: Mark Dibble, Bob Stickland, Ed Morse
Absent: Larry Heinig

Also present: Ross Rogien, Building Official; Linda Anderson, Planning and Zoning Director and David Noosbond, property owner of 709 South Haven Place.

3. **Approval of Agenda**

Motion by Stickland, second by Dibble to approve the June 1, 2016 agenda as presented.

All in favor. Motion carried.

4. **Approval of Minutes** – November 18, 2015

Motion by Dibble, second by Stickland to approve the November 18, 2015 regular meeting minutes as written.

All in favor. Motion carried.

5. **Public Comment**

None at this time.

6. **NEW BUSINESS**

709 South Haven Place – David Noosbond, Owner

Anderson noted this has been an ongoing problem over a number of years and on February 24, 2016 staff brought this to the hearing officer who ordered that Noosbond be given until May 25, 2016 to demolish the structure but nothing has been done. Anderson

noted we have convened as the city code says we must and all board members received John Brush's report. You are here now to either uphold the hearing officer's order and set a 21-day deadline for demolition of the property or to have the property fixed up and brought up to code.

Anderson added that a local attorney, John Frost, had been considering purchasing the property but emailed Anderson this morning and told her he is no longer interested in purchasing it so that option is gone.

Anderson stated that it is now up to the Construction Board of Appeals; there can be no change after the board rules. If the board rules to uphold the hearing officer's demolition order, the attorney will review the documentation and the demolition will be carried out.

Noosbond stated he thought for the last two weeks that Frost was going to buy it; that this is the first he's heard that Frost wasn't going to buy it. Noosbond stated that last week Frost was trying to get him to come and sign a buy/sell agreement but he never had time to sign it.

Stickland commented, "That's a moot point now," and questioned whether the applicant has any reason why the house shouldn't be torn down. Noosbond stated that he wants to fix it up but he's been too busy. Stickland said this has been going on for years, Noosbond said he only heard about it in February and that he never had been told to demolish the house before.

Dibble asked the applicant why he hasn't gotten the yard cleaned up. Noosbond said he can do it, he just hasn't had time.

Stickland said in 2011 you were told to move a truck. Discussion ensued and Noosbond stated it was a different truck and the one that is currently sitting there is licensed and insured. After discussion it was noted that the current vehicle on the site is a van.

Stickland said in 2012 he was told to fix broken windows to which Noosbond responded that he did fix them.

Dibble asked when he was done working at Cook and Noosbond responded, "Three weeks ago and then I had another job but I'm caught up on the work and would like to put on the roof and sell it." After questions, Noosbond admitted he had opportunities to do the work but then he'd get busy and so he didn't do the work. Noosbond stated again that he thinks he can fix the house up and sell it; that he has the money to fix it right now.

Dibble asked about when Noosbond did the work on the part of the roof which is shingled to which Noosbond noted he did that "a number of years ago." Dibble pressed for clarification and Noosbond repeated, "A number of years ago, it was,"

Anderson noted, according to John Brush's report, repairs to the property to bring it up to code would cost more than the State Equalized Value so the property is actually worth more without the house. Noosbond asked what the value of the property would be without the house. Anderson noted that the city assessor valued the land at \$37,521.

Dibble asked about the back taxes to which Noosbond responded that there are back taxes but he has worked it out with the county to pay them. Stated he bought the house in foreclosure for about \$37,000; that he lived in it for 10 years. Anderson said John Brush now estimates that it would take nearly \$200,000 to just do the things that need doing right away to bring it into minimum compliance.

Noosbond said he has not seen the report from John Brush and was provided with a copy. Noosbond commented that the report states that it will cost \$12,000 to repair or replace exterior decks and porches and stated that there are no decks or porches. Stickland and Morse pointed out photographs in the Brush report which are of small porches to which Noosbond said, "Oh, those are concrete stoops; I can put railings on them." And referring to Brush's estimate for exterior decks and porches, Noosbond stated, "That's not correct."

Dibble asked, "Why, when you were notified in regards to the property not being maintained, didn't you do anything?" Dibble referred to Code Enforcement Officer Gomez's letters about broken windows and other repairs and debris removal that needed to be done. Dibble repeated, "Why didn't you do anything about that? There is a \$50 a day fine supposed to be levied, were you charged that fine?"

Morse referenced a letter from 2011, reading, "The structure must be repaired and brought into compliance or demolished." Noosbond claimed that he did not get the letters from 2011 or 2012, that he only got letters about windows, grass and such.

Stickland asked about the window in the east gable, noted in a letter written February 8, 2016, as well as holes in the roof, etc." Anderson stated that Noosbond he did get that; it was certified and she has the receipt. Anderson displayed a copy of the letter and the return receipt.

Morse said Noosbond received letters in 2011 and 2012 stating that the house has to be brought into compliance; a letter in 2013 noting the same thing; that the property is not being maintained; a second story window has glass missing; that there are old window frames stacked by the house. In 2014, same comment; 'not maintained, needs to be brought into compliance'. Dibble stated the house has been missing glass in the windows for a number of years. Noosbond claimed again that he didn't get the letters, stating he has all the letters he received but he didn't get those letters to which Stickland commented that Uncle Sam is not that bad.

Dibble said he drives by that property daily and there are holes in the roof to which Noosbond responded Rogien (Building Official) knows about that. Dibble continued, "The building has not been maintained for at least 10 years. It doesn't take much effort to go over there with some pruners and take care of that." Dibble pointed out a picture in the agenda packet which showed vines and other weeds growing up all over the house, to which Noosbond responded with a commentary on how he should have, could have gotten over there; that he did get over there and clean up some this week; that neighbors are putting brush on there and making the problem worse; that people see an empty house and they just dump brush on the property.

Stickland pointed out that Hearing Officer Kelly recommended demolition and noted that he has not heard a thing which indicates that the board shouldn't support that recommendation. Stickland asked Noosbond if he has documentation that he has "a deal" with the county regarding late tax payments and Noosbond stated that he didn't bring anything, he has it, but he just showed up without it.

Dibble pointed out that Noosbond "didn't take care of any of the zoning infractions. There is a reason for zoning in the city; it's to maintain buildings." Noosbond agreed and said he knew that. Dibble added that if the property had been cleaned up and looked like you were going to do something this could be different. Stickland said you made a pledge to paint and repair the roof back in February. Noosbond said he went to get a permit and asked, "Was it ever issued?" Rogien said that the permit was issued. Noosbond repeated over and over that he has the money and he can do the work in a week, it's not more than he can do, that he has done roofs, he can paint it.

Stickland asked about the time frame. Anderson said he has 21 days to demolish it if the board orders that; then if Noosbond does not do that, the city will proceed with demolition. Anderson added, "There is no other local appeal; any appeal goes to circuit court."

Dibble pointed out that Noosbond has not done anything to the property for years, adding, "You've had every opportunity to address these issues and you've just let it go. I don't know if the zoning administrator fined you \$50 a day; people would wake up early if they started being fined \$50 a day."

Motion by Stickland to support the hearing officer's decision to demolish with a deadline of June 22, 2016. Second by Dibble,

All in favor. Motion carried.

Noosbond asked if he could get an extension. Anderson responded, "No, the city code requires that we uphold the code and there are no extensions."

Noosbond attempted to repeat all the things he wanted to do and did not do at which point he was reminded that the hearing was over.

7. Election of officers 2016 – 2017

Motion by Dibble to nominate Morse for Chair, second by Stickland.

All in favor. Motion carried.

It was noted by consensus that Dibble will stay on as Co-Chair.

8. Adjourn

Motion by Stickland, second by Dibble to adjourn at 3:28 p.m.

All in favor. Motion carried.

RESPECTFULLY SUBMITTED,

Marsha Ransom
Recording Secretary



**Agenda Item #6
1600 and 1800 Second Avenue
Appeal to Sprinkling Requirement
For Freezer Storage Area**

City of South Haven

Background Information:

Tippmann Construction and Hanson Logistics are seeking a construction variance from the sprinkling requirement for their proposed freezer storage facility on Second Avenue. We will have the fire marshal at the meeting and the city building official has contacted state code officials and will be prepared to offer their comments.

The applicants have submitted a three-ring binder for each of the CBA members and these may be picked up at the building department office at city hall.

Recommendation:

Staff recommends that the CBA members consider all the attachments to this report as well as the comments by the fire marshal and the building official before making a decision. The applicants will be at the meeting for a presentation and to answer and questions.

Support Material:

- Application
- Application Support
- Plan Schematics
- Copies of a 3-ring binder with significant project materials are available at the building department.

Respectfully submitted,
Linda Anderson
Zoning Administrator

CONSTRUCTION BOARD OF APPEALS
CITY OF SOUTH HAVEN
BUILDING DEPARTMENT
539 PHOENIX STREET, SOUTH HAVEN, MICHIGAN 49090
FOR INFORMATION CALL 269-277-8573

**Incomplete Forms Will NOT be
Approved or Processed**

Project Address: 1600 & 1800 Second Ave _____ Tax ID 80-53- 867-003-10

Applicant: Hanson Cold Storage _____ Property Owner: Hanson Cold Storage Co. dba Hanson Logistics

Appl. Address: 2900 S. State Street, St Joseph, MI 49085 _____ Owner Address: Same as applicant _____

Applicant Phone: 269-982-1390 _____ Owner Phone: Same as applicant _____

Current Use of Property: Industrial _____ Zoning District of Property I-1 _____

Project Description: Hanson Cold Storage is planning to build a cold storage distribution center used for the storage and distributions of frozen goods. Phase I of the proposed development will be approximately 150,000 square feet and include an office, shipping/receiving dock, freezer warehouse, and ammonia machine room. _____

Section of the Building Code requiring the variance: International Fire Code 2306.2 _____

Explain why the variance is needed and why it should be granted (use additional sheets if needed): _____

Please refer to the included variance presentation binder _____

I hereby authorize the Zoning Administrator, Building Inspector or other authorized representative of the City of South Haven to enter and inspect the above property for the purpose of inspection of the premises.

AFFADAVIT: I certify and affirm that I am the property or building owner or owner's authorized agent and that I agree to conform to all applicable laws of this jurisdiction. I also certify that this application is accurate and complete. Section 23A of the State Construction Code Act of 1972, Act No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of the state relating to persons who are to perform work on a residential structure. Violators of Section 23a are subject to civil fines.

OWNER'S SIGNATURE: [Signature] _____ DATE: 6/24/16

APPLICANT'S SIGNATURE: [Signature] _____ DATE: 6/24/16

Corporate Office
9009 Coldwater Road
Fort Wayne, IN 46825
(260) 490-3000
FAX: (260) 490-1362

April 9, 2015

City of South Haven
City Hall
539 Phoenix Street
South Haven, MI 49090

Project: Hanson Cold Storage
Cold Storage Distribution Center
1600 & 1800 2nd Avenue
South Haven, MI 49090

Interstate Warehousing
Tippmann Properties
Tippmann Construction

To Whom It May Concern,

On behalf of the Hanson Cold Storage and Tippmann Group, I would like to thank you for taking the time to review our variance request for the New Hanson Cold Storage Distribution Warehouse in South Haven, MI. This presentation binder represents years of similar variance requests and the development of alternate means and methods to life safety and fire protection for a refrigerated warehouse. We hope that you will find this binder both comprehensive and informative. We look forward to discussing our proposal with you in the near future. In the meantime, I would like to take a moment to share a little bit about Tippmann Group with you.

Tippmann Group is comprised of two companies that specialize in consulting, design, construction, and operation of frozen/refrigerated warehousing and distribution programs. With more than 50 years of experience in the refrigeration industry, we can handle any refrigerated facility challenge. Our team of professionals features some of the most talented refrigeration experts in the industry.

Tippmann Construction, Inc. offers more than fifty years of experience in the refrigeration industry, specializing in the design/build of refrigerated distribution centers and refrigerated warehouses. We have successfully designed and constructed refrigerated warehouses across the country for some of the largest corporations in the industry such as Sara Lee, Kroger, and Nestle. The New Orleans Cold Storage project is yet another project that we are excited to offer our expertise and construction experience.

Tippmann Group also owns and operates Interstate Warehousing, a public refrigerated warehouse company with more that 88 million cubic feet of refrigerated storage and distribution space throughout the country making us the 5th largest public refrigeration company in the nation. The knowledge gained through this industry has helped to shape the way we design and build our construction projects. Knowing the ins and outs of running a distribution center makes all the difference from the planning stages through the beginning of operations.

We once again thank you for the opportunity to discuss the Hanson Cold Storage Distribution Warehouse project with you. We look forward to reviewing any feedback or comments you may offer. Should you have any questions please feel free to call me anytime at (260) 469-5442.

Sincerely,

Jason Bransteter, AIA, LEED AP
Vice President of Design & Engineering

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TIPPMANN GROUP9009 Coldwater Road • Fort Wayne IN 46825
(260) 490-3000 • (260) 490-8705 Fax

April 9, 2015

Application for Variance:**An Alternate Means & Methods Proposal for
Hanson Cold Storage in South Haven, MI**

Thank you in advance for your consideration and review of the enclosed presentation materials that we are utilizing in our application for a variance. The materials contained within this binder represent more than 20 years of variance requests and approvals along with the development of alternate means and methods to life safety and fire protection for refrigerated warehouse facilities.

The information contained within this binder includes:

- *Tab #1* – Explanation and Summary of the variance request including the alternate means and methods proposal.
- *Tab #2* – Drawings of the project and the proposed alternate means and methods
- *Tab #3* – Copy of the Powerpoint Presentation
- *Tab #4* – Professional Concurrence Letter from a Certified Fire Protection Engineer.
- *Tab #5* – A code review summary for this project.
- *Tab #6* – American Fire Sprinkler Association Article outlining the inherent difficulties and failures of automatic sprinkler systems within refrigerated warehouses.
- *Tab #7* – Case Study – Dietz & Watson Fire
- *Tab #8 - #16* – Approved variances from various jurisdictions for projects similar to the proposed project.

Tippmann Group plans to construct a 213,000 square foot refrigerated distribution warehouse and food processing facility in South Haven, MI. As Hanson's agent, we are requesting your support to construct the facility without installing an automatic sprinkler system within the freezer areas of the facility. Please note, per the enclosed drawings, that the rest of the facility including the office, material handling, maintenance, dock, machine room, and food processing area will be fully sprinkled.

Tippmann Group has been building cold storage distribution facilities across the United States for the private sector for more than 30 years. In all of our years of operation and construction, we have been successful in receiving approved fire protection variances, through the use of alternate means and methods, from numerous municipalities, townships, and states across the United States. It is our expert opinion that the alternate means of life safety and fire detection we have proposed for this new facility provides an equivalent means of life safety for both the public and Hanson Cold Storage employees.

The enclosed materials within this presentation binder contain numerous variance request decisions and approval letters from various jurisdictions across the United States. I have included these approvals for your reference and review as these approvals represent projects that are very similar to the Hanson Cold Storage project. It is our belief that these approvals demonstrate a precedent as these variances were granted under similar conditions, codes, and interpretations as the proposed project.

Our proposal includes an alternative means of providing fire detection and life safety in lieu of installing an automatic sprinkler system within the freezer area. Our reasons for requesting the variance are that strict compliance with the building code creates an unproven, untested and flawed method of life safety and that the alternate means and methods presented would achieve the intended objective of the code without a loss in the level of life safety.

There are few ignition points in a cold storage facility due to the type of construction, the operation and the type of product stored. Historical information pertaining to cold storage buildings shows a very low risk of fire. In addition, the failure of sprinkler systems within freezer environments has been well documented and to date, no approved sprinkler system (NFPA, UL, or FM Global) has been tested within these harsh environments. Also to be considered is the low number of employees and/or warehousemen per square foot working within the warehouse space at any given time. Finally, it is important to note that the space is a non-public area and will be used solely by Hanson employees.

We understand that the codes are written for life safety. Based upon our professional experience and the professional opinion of our fire protection consultant, we at Tippmann Group and Hanson Cold Storage are confident that the alternate means and methods presented within this binder would provide an acceptable life safety alternative, would not be contrary to the public interest and that an unnecessary hardship would result if a literal enforcement of applicable codes and regulations was required. It is our desire to construct a safe and functional facility that meets with the intent of the code. With these factors in mind, we ask that you consider the granting of a non-sprinkled variance for the freezer portion of the Hanson Cold Storage Distribution Facility project.

The following variance request summary and alternate means and methods proposal outlines and highlights our proposal and the relevant building and fire code implications.

Again, thank you in advance for considering the enclosed materials. We hope that these presentation materials will answer any questions and address any concerns that you might have. In the event that additional questions and/or concerns arise, please do not hesitate to call me at (260) 469-5442.

Respectively submitted,

Jason Bransteter, AIA
Vice President of Design & Engineering

Enclosures



9009 Coldwater Road • Fort Wayne IN 46825
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April 9, 2015

Application for Variance:

**An Alternate Means & Methods Proposal
for Hanson Cold Storage Refrigerated Distribution
Center in South Haven, MI**

Variance Explanation and Summary

This is a summary outlining our request to use an equal alternative to the requirement for an automatic sprinkler system within the freezer portion of the proposed Hanson Cold Storage refrigerated distribution warehouse expansion in South Haven, MI.

Building Description:

The proposed building will be approximately 213,000 square foot non-combustible steel building with a maximum height of 50 feet. Drawings of the proposed facility have been provided under Tab #2 for reference. The project includes a one-story office, maintenance room, machine room, refrigerated dock, mezzanine, food processing, and a high-pile storage refrigerated warehouse. The top of product within the warehouse will be 45'-0". The construction materials will include conventional steel construction with insulated metal panels as the walls. The wall panels will be manufactured by Metl-Span and will be the Metl-Span III insulated panel system. These panels have received Factory Mutual Standard 4880 Approval requirements for Class 1 fire classification with no height restriction. The roof will be constructed with insulation and a mechanically fastened roofing membrane. The refrigeration system will be a self-contained ammonia system and will be housed in the Machine room. Refrigeration piping will be on the outside of the building on the roof.

Building Code Analysis:

Use and Occupancy Classification

Low Hazard Storage - Group S-2
Offices - Group B (Accessory Use)
Food Processing – Group F-1
Material Handling – Group F-1

*This project is being submitted as a nonseparated
Use facility in accordance with the IBC.*

Unlimited (60'-0" setback on all sides)

75 feet

Type II B (noncombustible and non-fire resistive)

Not Required

Not Required

Allowable Area

Allowable Height

Type of Construction

Sprinkler System

Fire Alarm System

Fire Code Analysis:

Sprinkler System

Required at the ceiling for high pile rack storage
above 12'-0".

Not Required

Fire Alarm System

Commodity Classification

Class II Commodities

TIPPMANN GROUP

9009 Coldwater Road • Fort Wayne IN 46825
(260) 490-3000 • (260) 490-8705 Fax

Variance Explanation:

As presented by the information contained within this binder, there are inherent difficulties associated with an automatic fire protection system within a refrigerated environment. Sprinkler systems are prone to failure due to frozen pipes, frosting of sprinkler heads, and potential damage by material handling equipment and product movement. Please refer to the enclosed article by the American Fire Sprinkler Association for an in depth analysis of fire protection systems in refrigerated environments. The application of sprinklers in a refrigerated facility provides hardship due to the inherent problems with maintenance, operation and the potential for significant product damage in the event of an accidental discharge. In addition, sprinkler systems within freezer environments are untested and unproven. To date, every approved fire protection system by the NFPA, UL, and FM Global testing agencies have not been tested within these harsh environments.

Due to these difficulties and the economic hardship created, Tippmann Group and Hanson Cold Storage are proposing an alternate means and methods solution for life safety and early fire detection in lieu of an automatic fire protection system within the refrigerated areas of the proposed warehouse. The International Building Code procedure allows for an alternate means and methods approach for these types of situations.

The Building Code states that an alternative material, design or method of construction may be approved when it is determined to comply with the intent of the provisions of the code and be at least equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

We wish to offer an equal alternative, as provided for in the building code, to the requirement for automatic sprinklers and smoke/heat removal within the refrigerated portion of this facility, found in table 2306.2. The intent of the code is to provide for Life Safety and Property Protection and we have addressed each in our alternate means and methods proposal. Our approach focuses on early fire detection, reducing travel times, and increasing exists so employees can be evacuated as quickly as possible.

It is our expert opinion, along with numerous jurisdictions across the country, that the proposed alternate means and methods outlined below provide an equivalent means of life safety for the public and Hanson employees.

Alternate Means & Methods Proposal for Life Safety:

We propose the following fire detection and life safety measures in lieu of installing an automatic sprinkler system within the freezer portion of the facility:

1. Install an automatic fire alarm system throughout the cold storage distribution facility. This would include pull stations at each exit and horns and strobe lights throughout the facility. The system would also include rate-anticipation heat detectors in the new expansion of the refrigerated portion of the facility located as shown on the plans under Tab #2. The system would be monitored by an approved central location. This measure would be in excess of the requirements of the applicable building and fire codes, which do not require such a system for this type of facility.
2. Install additional exits and access panels throughout the facility which will reduce the travel distances and times to exits throughout the facility. Refer to the life safety plan within this binder for proposed exit locations. Travel distances have been reduced to less than the requirements for a non-sprinkled building as shown on the drawings under Tab #2.

3. Fully sprinkle all accessory areas of the new building. (i.e. machine room and office areas) This measure would also be in excess of the requirements of the applicable building and fire codes, which do not require these areas to be sprinkled. See drawings tab for exhibit showing sprinkled and non-sprinkled areas.
4. Provide a 2-hour fire barrier separation between the food processing and freezer areas and provide a 1-hour separation around the accessory use areas of the facility including Offices, Machine Room, and Maintenance Room. Provide a 4-hour fire wall between the Hanson and MBG facilities. The proposed fire separation wall locations are shown on the floor plan drawings under Tab #2.
5. Install additional fire hydrants and/or vertical stand pipes located near each life safety man door in order to enable fire-fighting personnel to utilize deluge guns without entering the building. Photographs of an installed system for a similar project have been included for review on the following pages.
6. Fire Access Panels: Install 2'-0" x 4'-0" knockout fire access panels at a height of 40'-0" above grade located in each 100 lineal feet of exterior warehouse wall. Each panel will be clearly marked inside and out with reflective tape. The knockout panel will be created by scoring both the interior and exterior metal face of the exterior insulated metal panels. This will provide the fire department with additional building access, smoke/heat venting and give them the ability to effectively fight the fire from outside the structure.

Property Protection:

Hanson Cold Storage, Tippmann Group and their insurers have, through experience, found an automatic sprinkler discharge or failure or a fire in a facility such as this can pose an equal hazard to the product stored. In either case, Hanson and their insurer view either event as a total loss. It is important to note that the product stored within the facility is more valuable than the actual structure.

Conclusion:

The alternate means and methods proposed for the facility would achieve the intended objective of the code without a loss in the level of safety as documented by our fire protection engineer, our professional experience and the numerous approved variances from jurisdictions across the United States for similar projects utilizing the same alternate means and methods.

With these factors in mind, on behalf of Hanson Cold Storage, we request that the board approves our proposal to utilize alternate means and methods in lieu of a fire protection system and smoke and heat vents within the refrigerated areas of the proposed facility.

TRADITION

FLEXIBILITY

QUALITY

PERFORMANCE



HANSON

COLD STORAGE

An Alternate Means and Methods Proposal

South Haven, MI



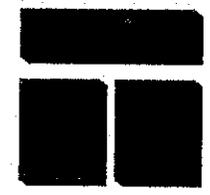
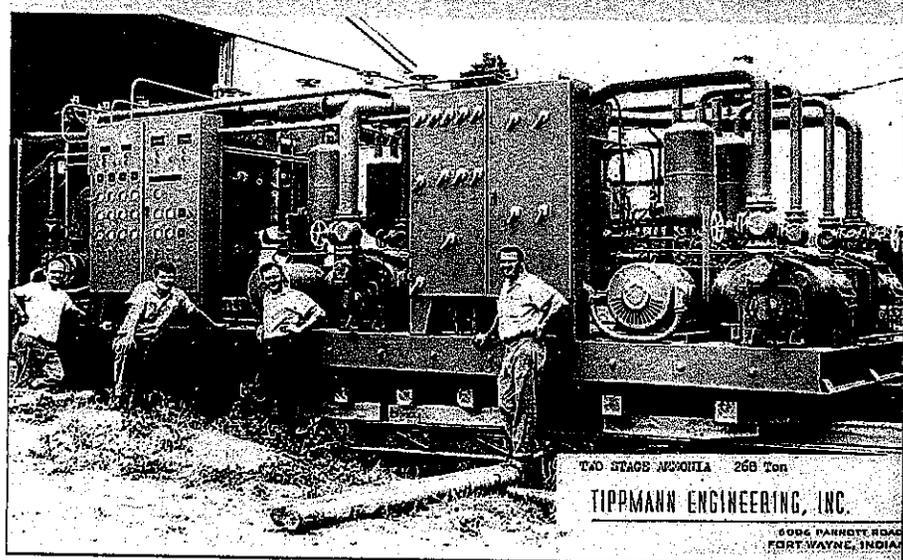
TRADITION

FLEXIBILITY

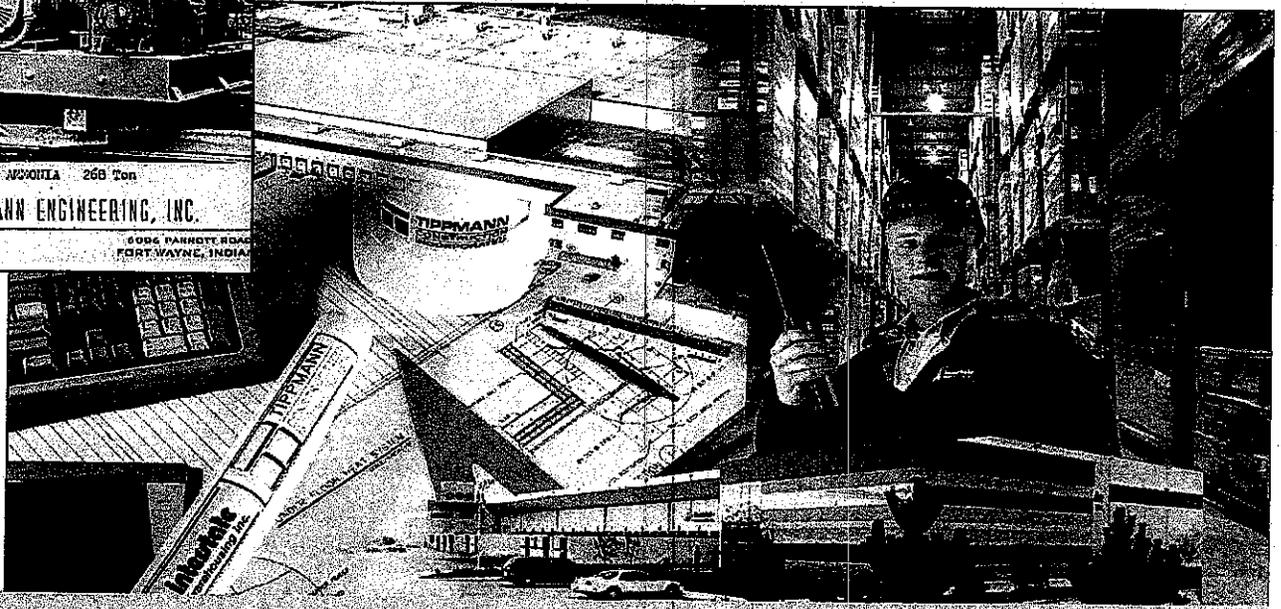
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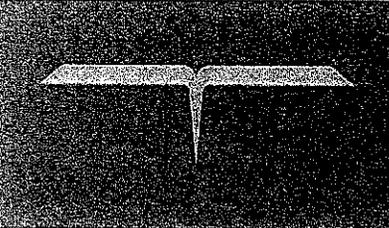
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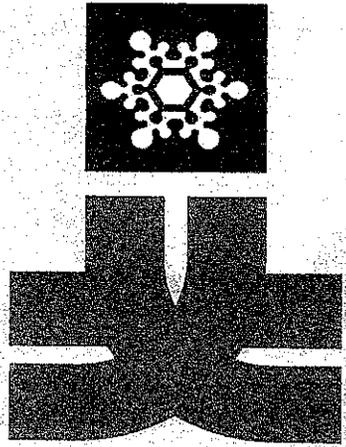
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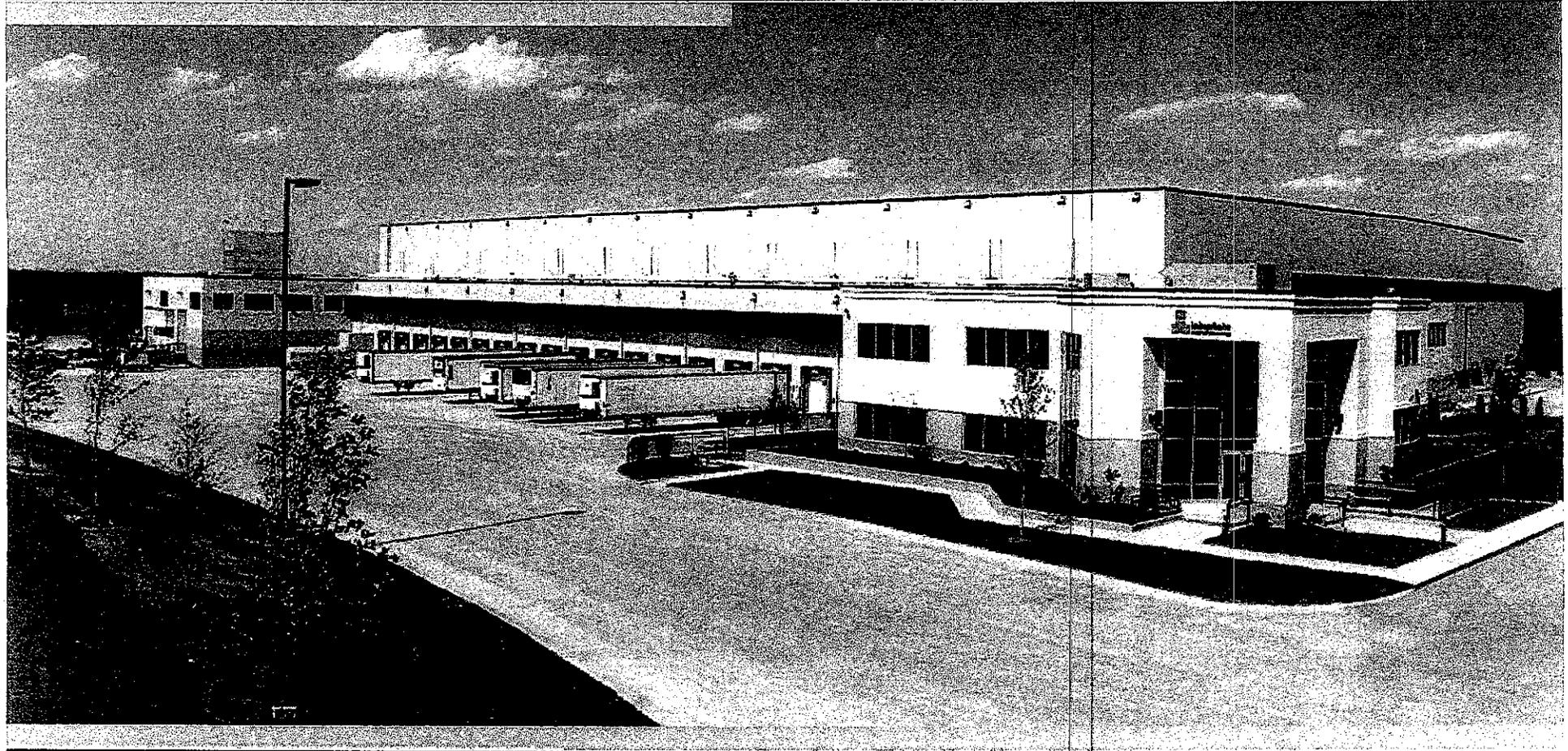
TRADITION

FLEXIBILITY

QUALITY

PERFORMANCE

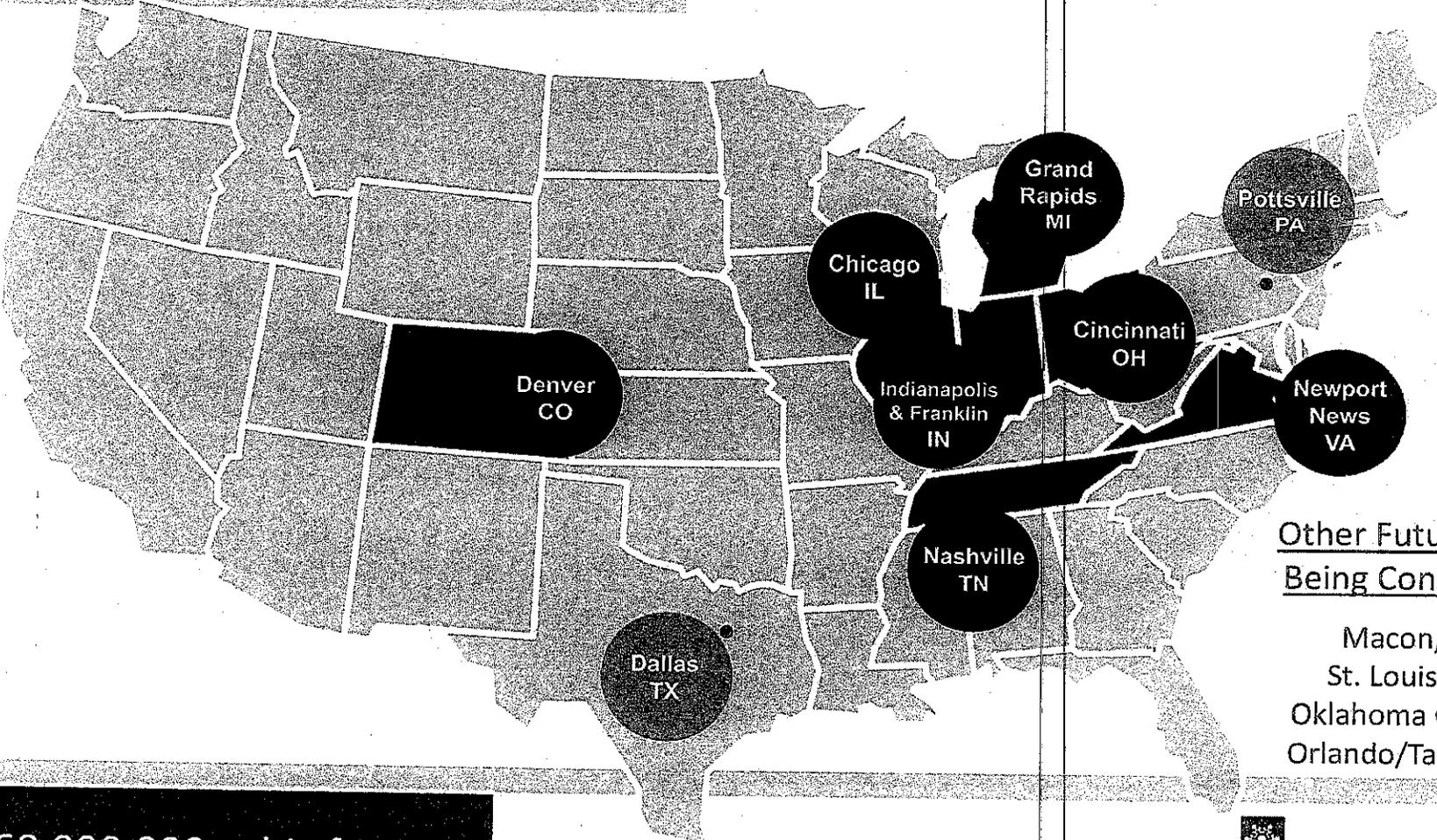
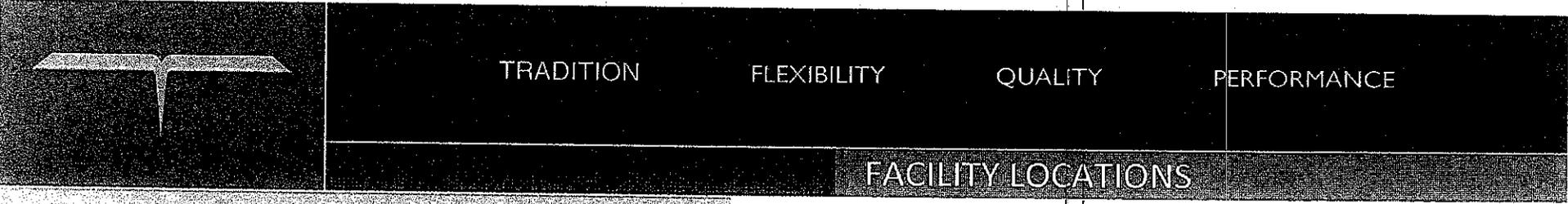
PUBLIC REFRIGERATED WAREHOUSING



5th Largest Public Cold Storage
Warehousing Company



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Other Future Sites
Being Considered

- Macon, GA
- St. Louis, MO
- Oklahoma City, OK
- Orlando/Tampa, FL

68,000,000 cubic feet
nationwide...and growing



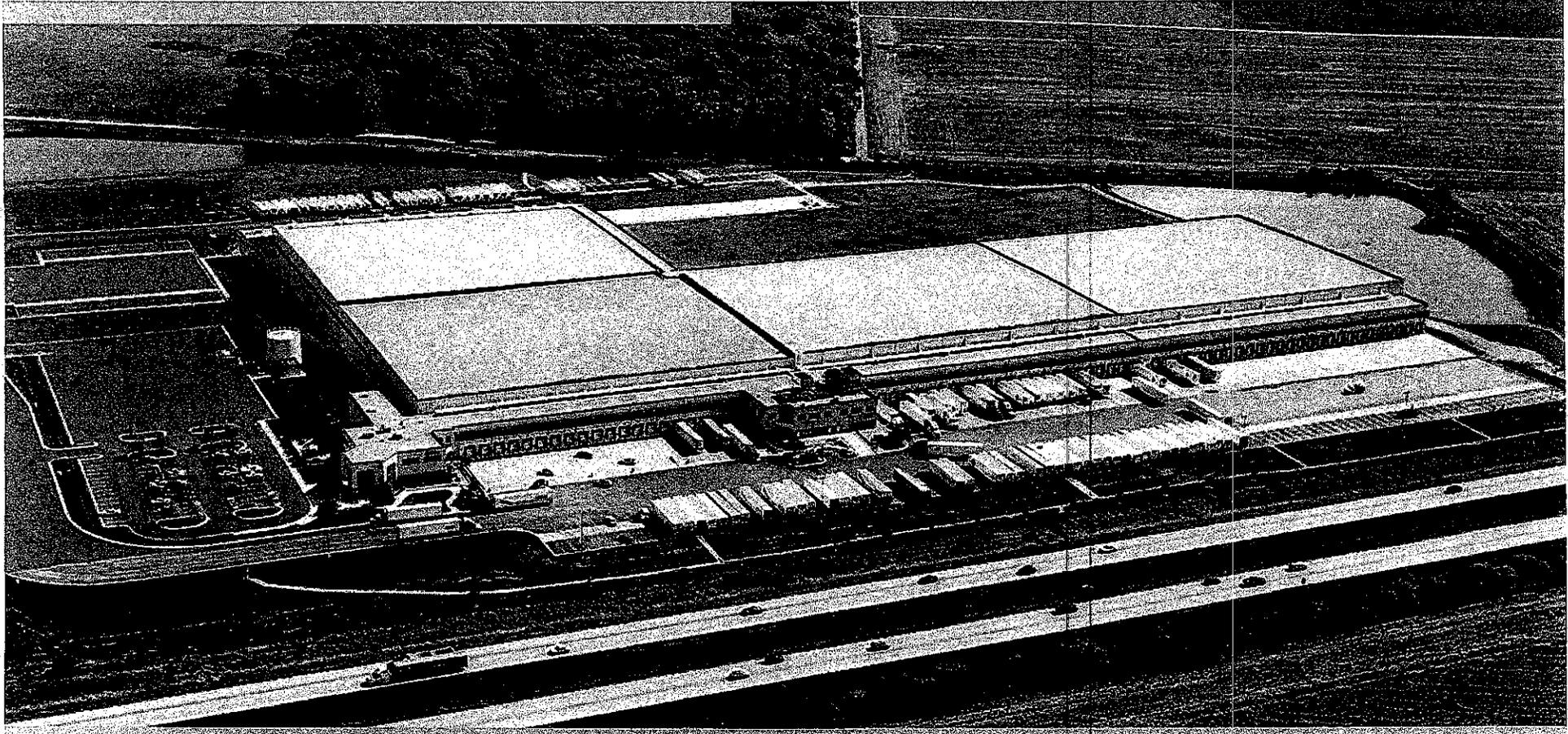
TRADITION

FLEXIBILITY

QUALITY

PERFORMANCE

Interstate Warehousing – Franklin, IN



576,000 square feet
19,797,000 cubic feet



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TRADITION

FLEXIBILITY

QUALITY

PERFORMANCE

REFRIGERATED FACILITY CONSTRUCTION



Design/Build • Engineering
Distribution • Refrigeration



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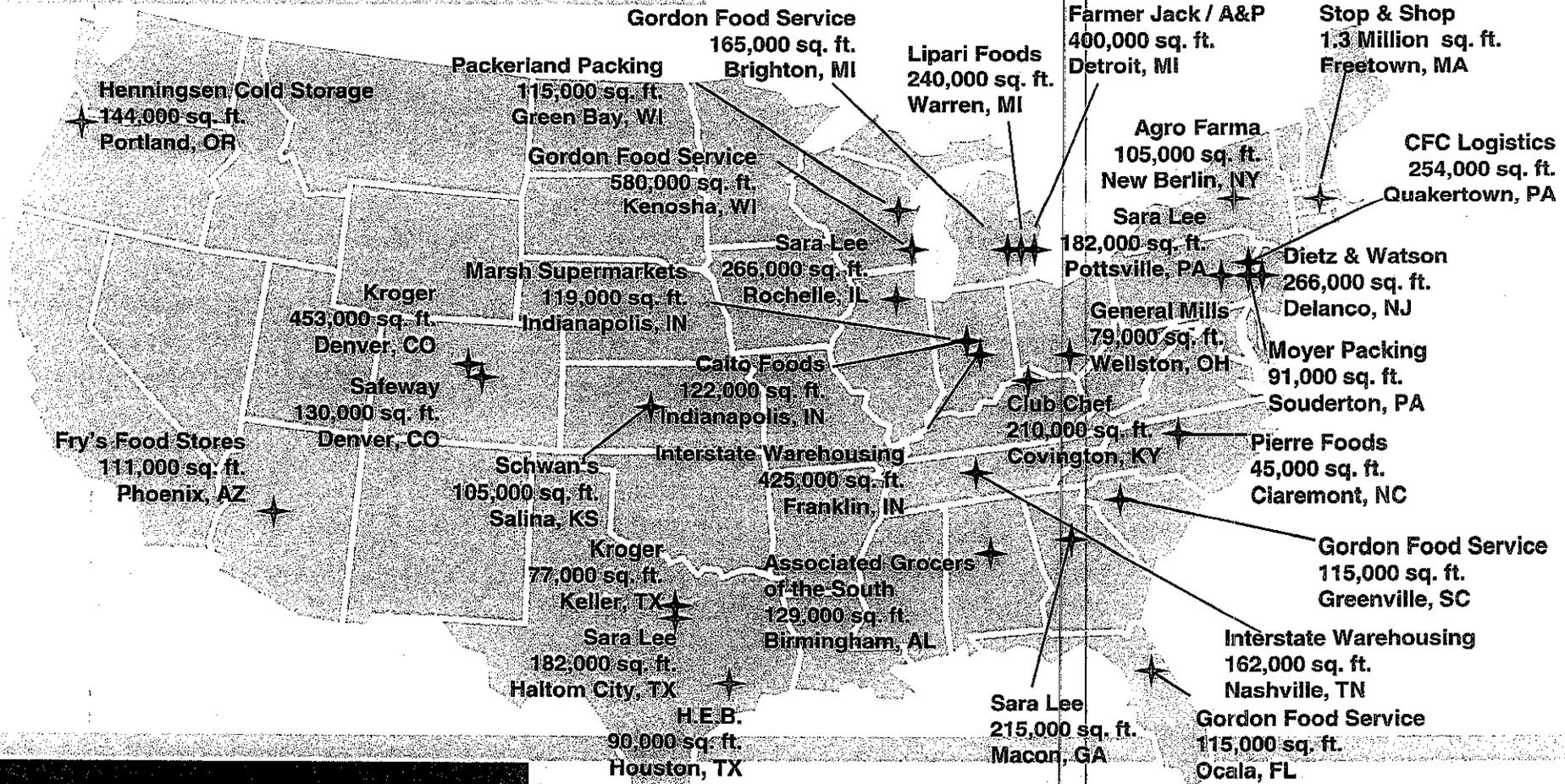
TRADITION

FLEXIBILITY

QUALITY

PERFORMANCE

RECENT WORK / UNDER CONSTRUCTION



Design/build construction
project locations



TRADITION

FLEXIBILITY

QUALITY

PERFORMANCE

CONSTRUCTION CUSTOMERS

Retailers

Stop & Shop – Freetown, MA

Kroger

- Denver, CO
- Shelbyville, IN
- Keller, TX

Giant Food – Jessup, MD

A&P / Farmer Jack – Detroit, MI

Safeway – Denver, CO

Marsh Supermarkets – Indianapolis, IN

H.E.B. – Houston, TX

Manufacturers

Agro Farma – New Berlin, NY

General Mills – Wellston, OH

Sara Lee

- Macon, GA
- Pottsville, PA
- Haltom City, TX
- Rochelle, IL (2x)

Schwan's – Salina, KS

Smithfield Foods

- Packerland – Green Bay, WI
- Moyer Packing – Souderton, PA

Pierre Foods

- Cincinnati, OH
- Claremont, NC

Fresh Mark

- Salem, OH
- Canton, OH

Foodservice Operators

Gordon Food Service

- Pottsville, PA
- Kenosha, WI
- Ocala, FL
- Greenville, SC
- Brighton, MI

Institutional Wholesalers – Cookville, TN

Rupari Food Services – South Holland, IL

PRW Companies

Henningsen Cold Storage – Portland, OR

CFC Logistics – Quakertown, PA

Summit Cold Storage – Summit, IL

Merchants Cold Storage – Walton, KY

NorAm Cold Storage – Lemars, IA

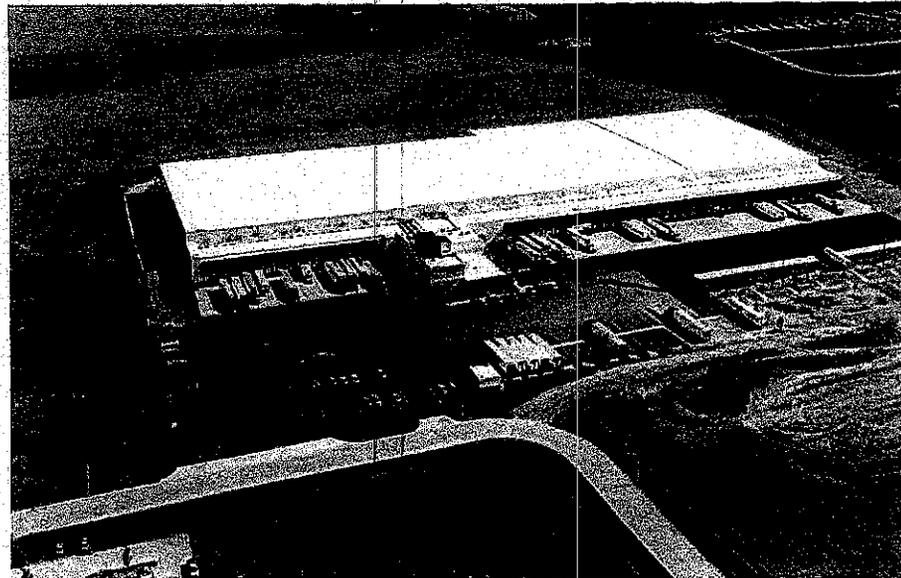
Food industry giants

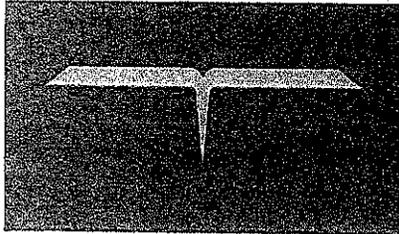


THE PROJECT

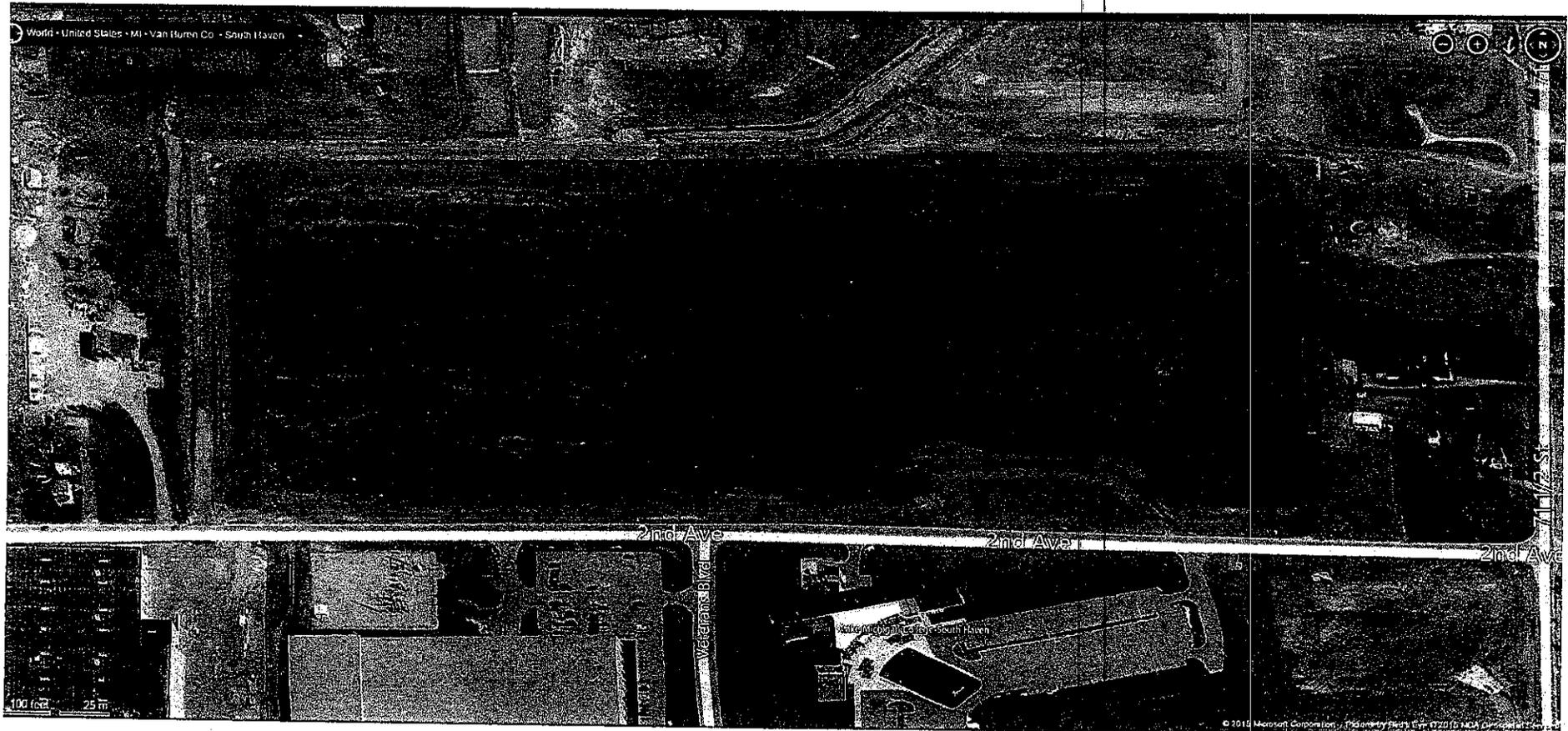


- **New Cold Storage Distribution Warehouse and Food Processing Facility**
- **213,000 sf total building with 137,000 sf frozen storage warehouse**
- **Includes:**
 - **Office**
 - **Freezer Warehouse**
 - **Shipping / Receiving Dock**
 - **Machine Room**
 - **Maintenance Room**
- **Building Height = 50'-0"**
- **Top of Product within refrigerated warehouse = 45'-0"**
- **Refrigeration system is ammonia based.**
- **Dole Food Processing area adjacent to Distribution Warehouse.**
- **MBG Food Processing area connected to warehouse on separate property**

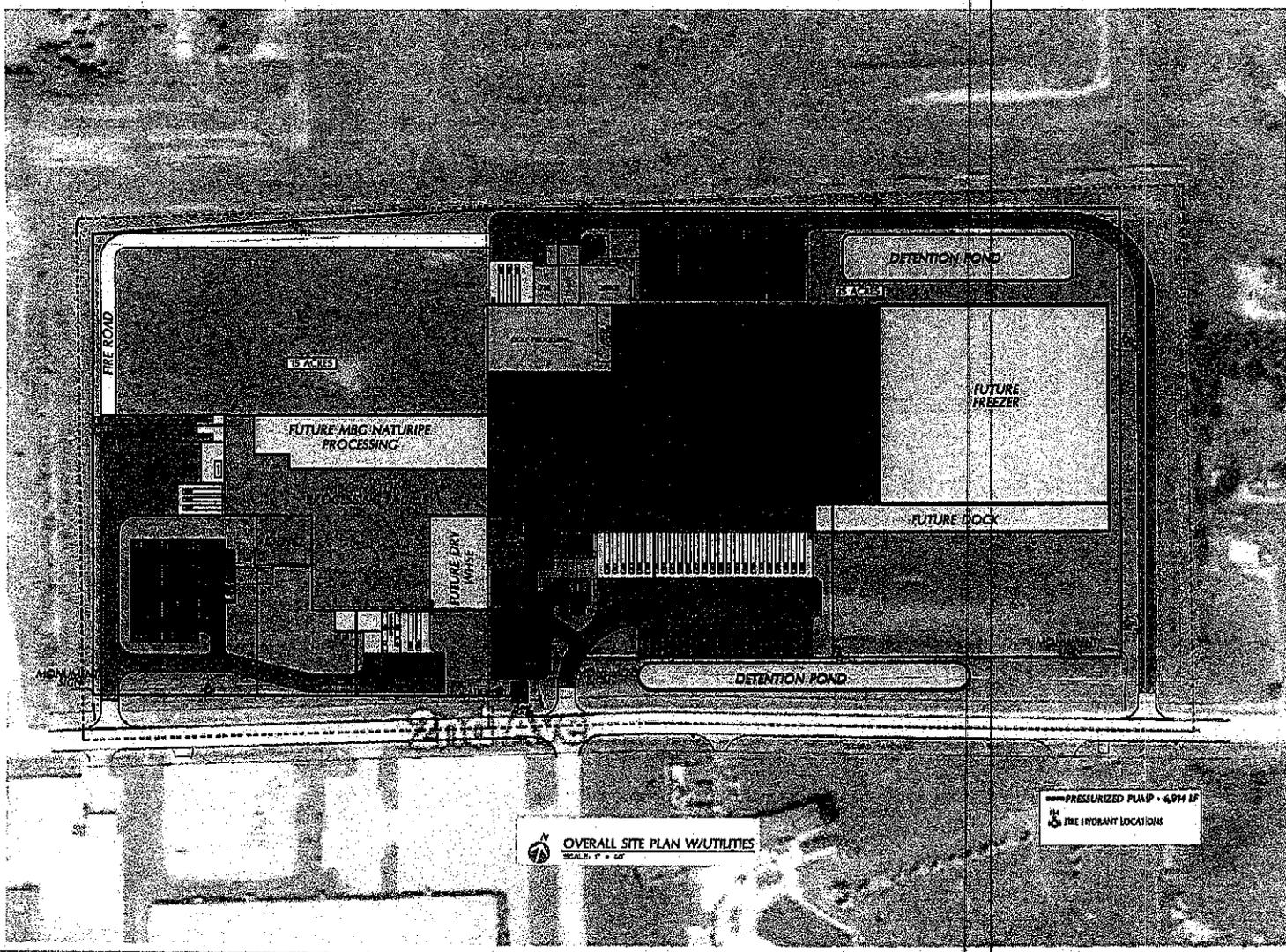




Aerial of Site



Site Plan



OVERALL SITE PLAN UTILITIES
SCALE: 1" = 60'

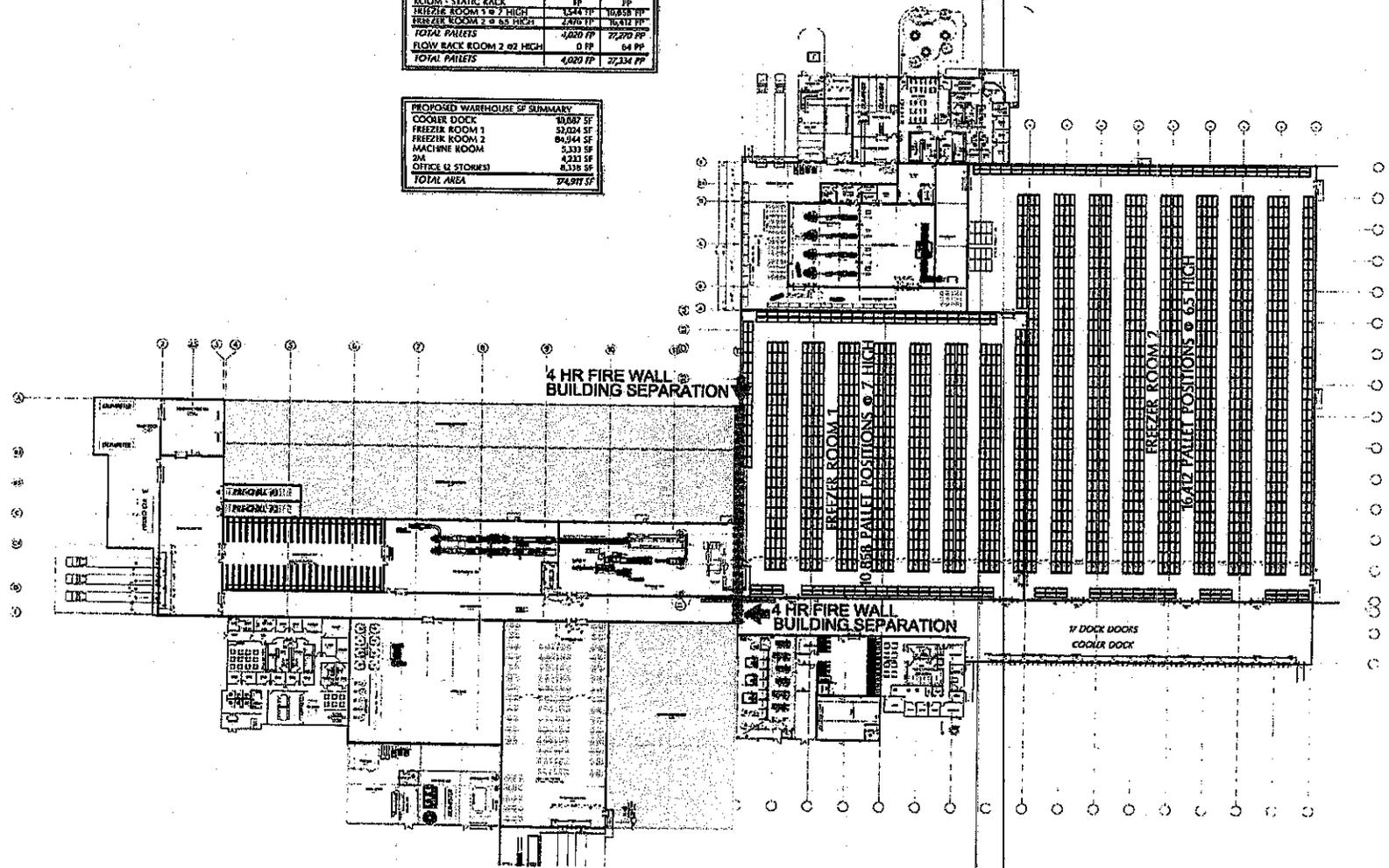
PRESSURIZED PUMP - 6.5M LP
FIRE INHIBIT LOCATIONS

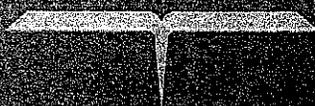
Floor Plan Plan



PROPOSED WAREHOUSE PALLET SUMMARY		
ROOM - STAKE BACK	PP	
FREEZER ROOM 1 @ 7' HIGH	1,044 PP	10,432 PP
FREEZER ROOM 2 @ 6.5' HIGH	2,470 PP	16,812 PP
TOTAL PALLET	4,020 PP	27,270 PP
FLOW BACK ROOM 2 @ 2' HIGH	0 PP	04 PP
TOTAL PALLET	4,020 PP	27,314 PP

PROPOSED WAREHOUSE SF SUMMARY	
COOLER DOCK	10,087 SF
FREEZER ROOM 1	52,024 SF
FREEZER ROOM 2	84,944 SF
MACHINE ROOM	5,333 SF
2M	4,233 SF
OFFICE & STORAGE	8,330 SF
TOTAL AREA	174,911 SF





Rendering



BUILDING CHARACTERISTICS

- ✓ Storage of frozen products – Low Hazard Storage
- ✓ Minimal Occupants
 - Max. 10-15 employees in freezer/dock at any given time
- ✓ Non-public Use
 - The warehouse will be used privately by Iowa Premium Beef employees. No public access to dock and warehouse.
- ✓ Industry research shows a very low risk of fire
- ✓ Product being stored is worth more than the structure
- ✓ Very few ignition points
- ✓ Property damage due to water is more likely than fire. Damage from water or fire is a total loss.
- ✓ Inherent difficulties associated with sprinkler systems in a refrigerated environment
- ✓ Sprinkler systems are untested and unproven method of protection within a refrigerated environment.



BUILDING CODE ANALYSIS

- Group S-2 – Low Hazard Storage
- Accessory Uses include Group B & F-1. Non-separated use.
- Type II B Noncombustible Construction
- Non-sprinkled, one story unlimited area building with mezzanine. Building is surrounded by 60' or fire wall on all sides.
- Allowable Height = 75 feet
- Fire Alarm System = Not required.
- Travel Distances
 - 400' Sprinkled
 - 300' Non-sprinkled
- Mezzanine allowed to be 1/3 of the area of that room or space

❖ *Key Points: Building Code does not require sprinklers or a fire alarm system*

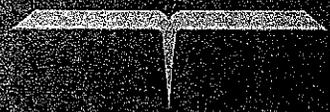


FIRE CODE ANALYSIS

- **High-Piled Combustible Storage – Chapter 23**
- **Class I & II Commodities**
- **Automatic Fire Suppression System - Required per Section 2306.2.**
- **Fire Alarm System – Not required per Section 2306.2**
- **Building Access – Required per Section 2306.2**
- **Smoke & Heat Removal – Required per Section 2306.2**
 - **Not required when sprinkled per Exception in Section 910.1**
- **Draft Curtains – Not Required per Section 2306.2.**
- **Allowable Storage Height = 40'-0"**

❖ ***Key Points: Sprinkler system is only required in the high-piled storage areas. A fire alarm system is not required.***





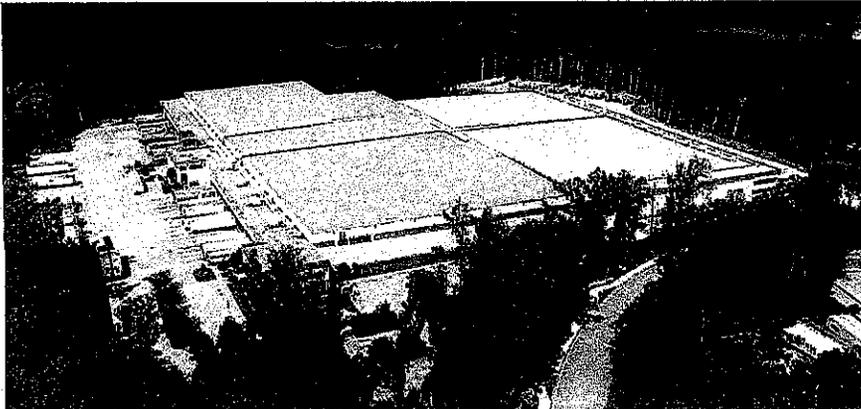
BEFORE YOU TODAY...

Request your support to utilize alternate means and methods of life safety and early fire detection in lieu of the sprinkler requirement within the refrigerated portion of the proposed facility.

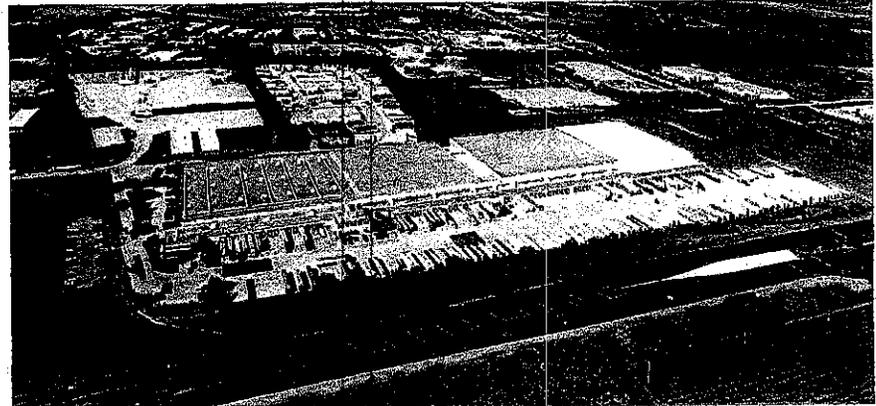
- The alternate means and methods have been developed thru working with building officials and fire departments across the country
- These methods have been successfully utilized in non-sprinkled cold storage facilities across the United States.
- Alternate means and methods have been reviewed and approved as equal alternatives by national fire protection and code consultants, fire departments, and building departments across the country.



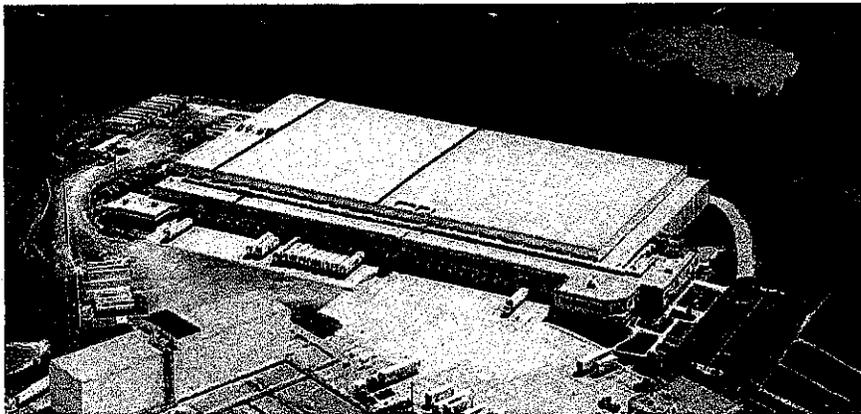
APPROVED VARIANCES



IWI - Newport News, VA (323,000 sf)



IWI - Hamilton, OH (450,000 sf)

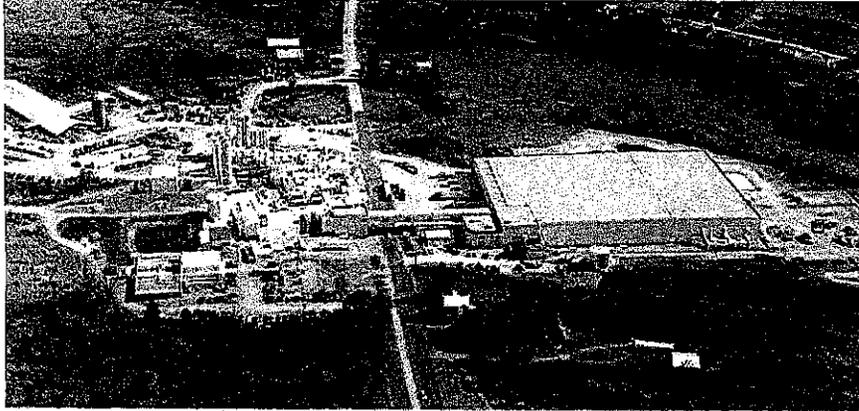


United Dairy Farmers - Urlanger, KY (204,000 sf)

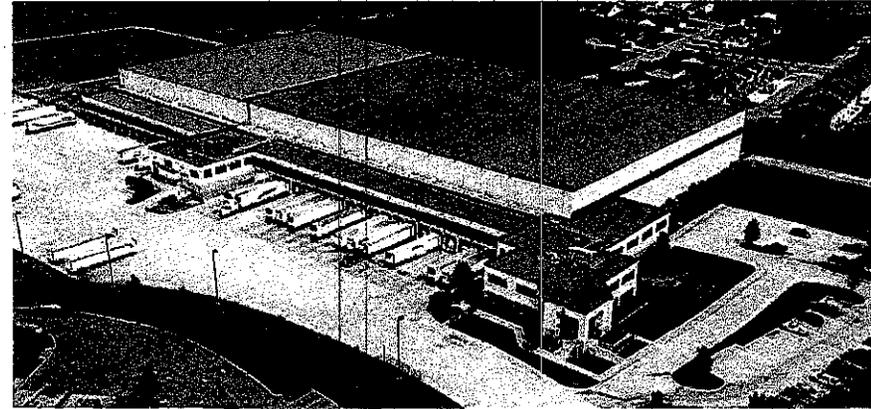


Hatfield Quality Meats - Hatfield, PA (95,000 sf)

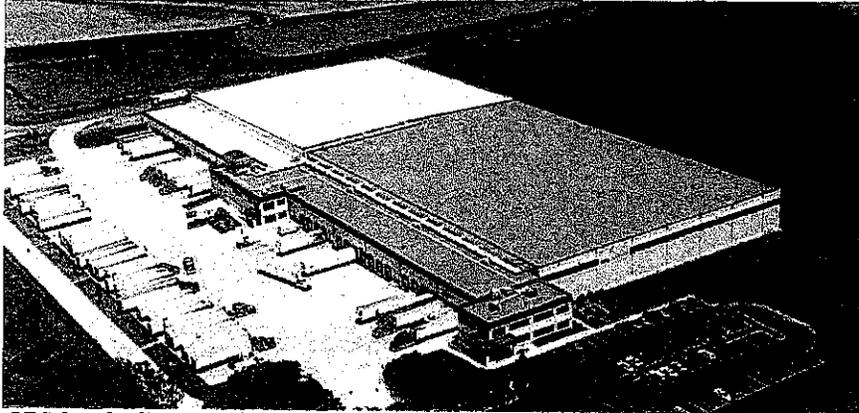
APPROVED VARIANCES



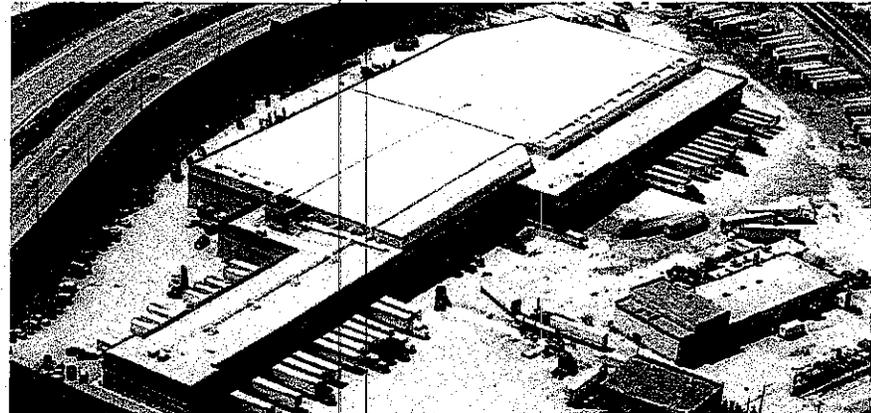
Agro-Farma – New Berlin, NY (165,000 sf)



IWI – Murfreesboro, TN (240,000 sf)

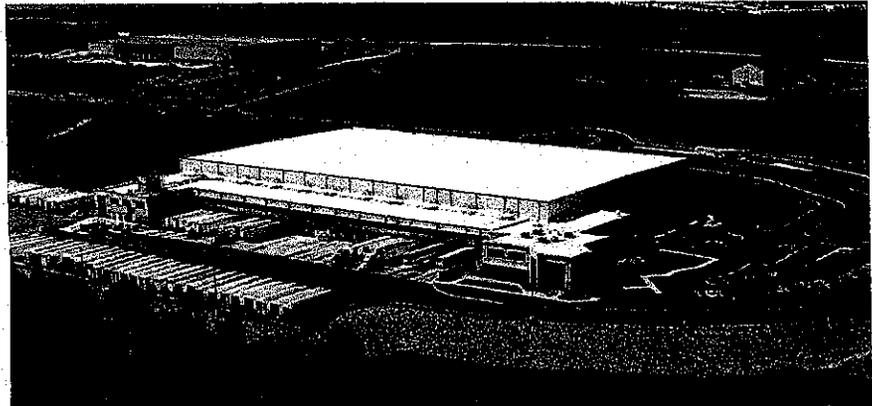


CFC Logistics – Quakertown, PA (154,000 sf)

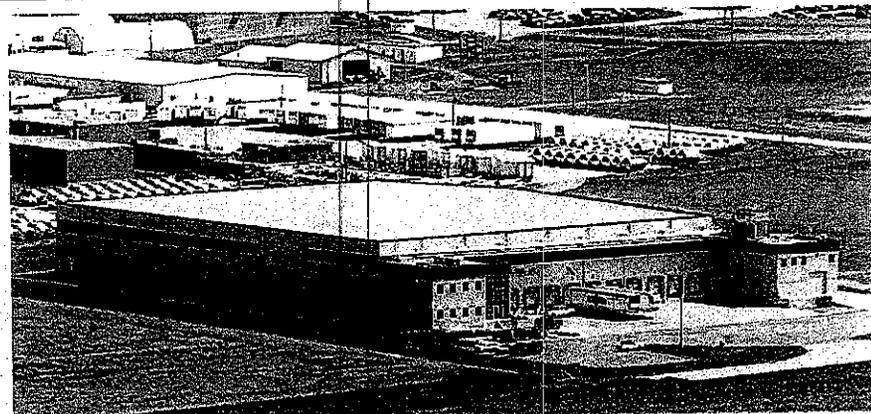


Summit Cold Storage - Summit, IL (156,000 sf)

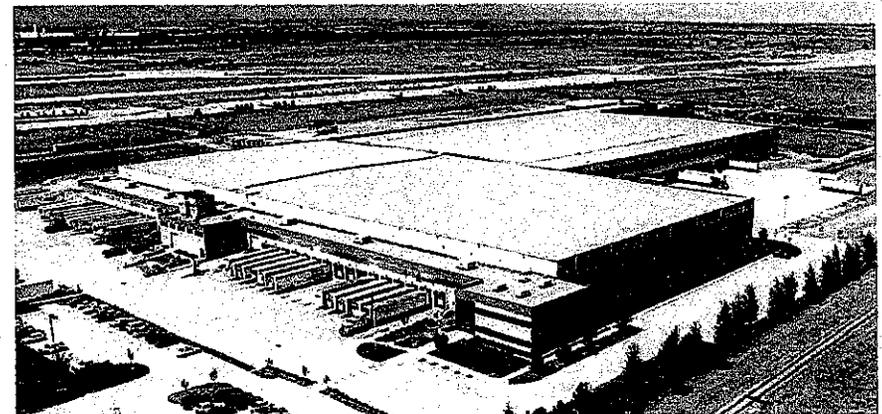
APPROVED VARIANCES



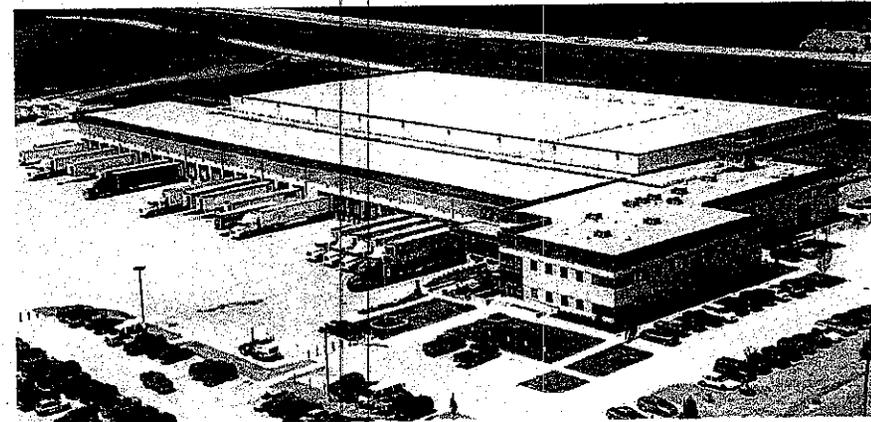
IWI / Sara Lee – Pottsville, PA (182,000 sf)



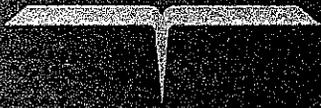
Nor AM Cold Storage – Le Mars, IA (75,000 sf)



IWI – Denver, CO (170,000 sf)



Castellini – Wilder, KY (140,000 sf)



WHY...

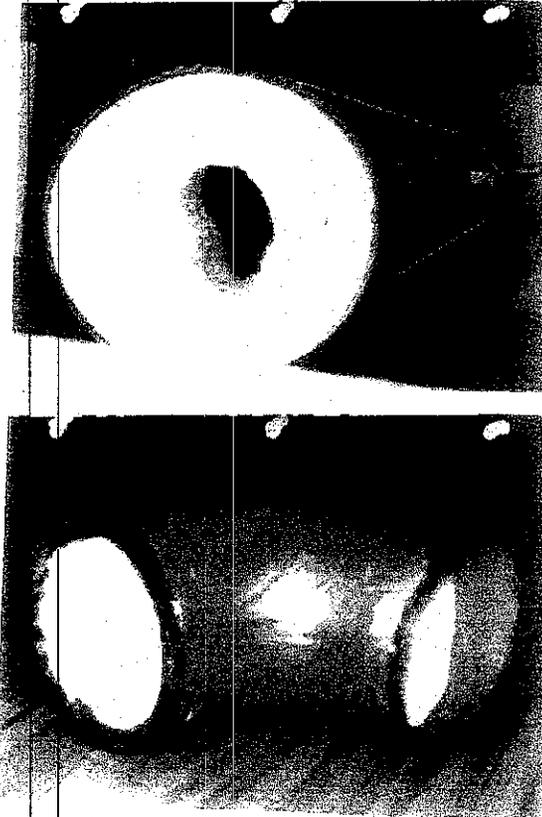


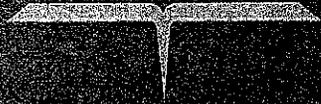
1. Sprinkler systems are susceptible to failure in a refrigerated environments.

- Ice Plugs:

- ✓ Seriously impair sprinkler systems in refrigerated warehouses.
- ✓ Condensation of moisture in the air in the piping can freeze and disable the system.
- ✓ In the event of a fire, ice plugs can prevent a sprinkler system from operating by blocking the flow of water.
- ✓ Examinations of existing cold storage facilities have found ice plugs in more than 50% of the facilities inspected. (See article from the American Sprinkler Association)

- Untested in refrigerated environments.





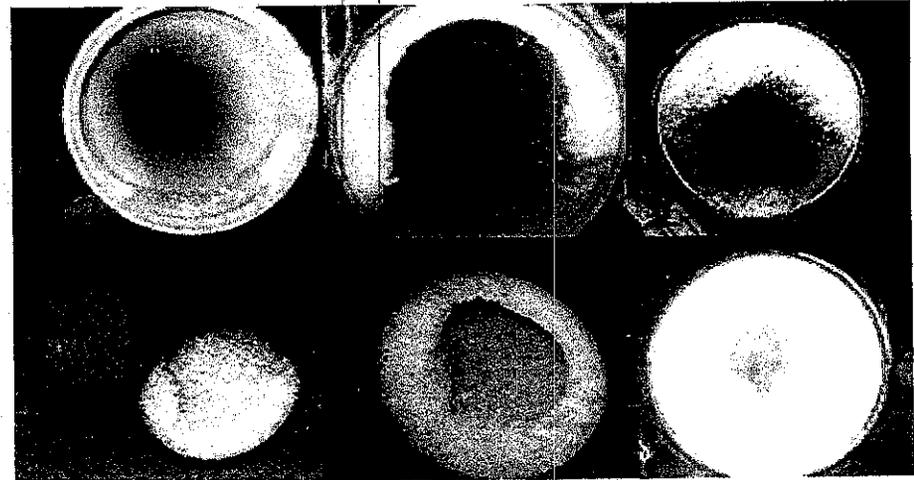
WHY...



Frozen pipe within freezer warehouse.

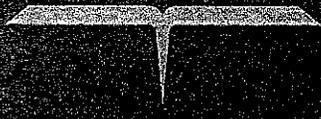


Frozen pipe within freezer warehouse.



Ice plugs in sprinkler pipes from various projects.





WHY...



2. Better Alternatives that are proven in a freezer environment

- While sprinklers are prone to failure in freezers, alternate methods like fire alarms and heat detection offer proven early detection that work in freezer environments.

3. Property Protection

- Products stored within the warehouse are equally damaged by fire or water.
- Products stored are of greater value than the building itself.
- Products are more likely to be damaged by accidental sprinkler release than by a fire event.
- Any event, either fire or water, will be viewed as a total loss.

❖ Hardships:

- ✓ Unproven/Untested fire protection technologies
- ✓ Property Protection – Fire or Water = total loss
- ✓ Better alternatives



OUR PROPOSAL



- ✓ **Focuses on life safety** utilizing proven alternate means and methods to life safety that are not susceptible to failure in a refrigerated environment and focus on early detection, evacuation, and alternate fire fighting methods.
- ✓ These methods have been **developed** thru working with building officials and fire departments across the country.
- ✓ The methods have been **successfully implemented** in multiple non-sprinkled cold storage facilities over the past 25 years.
- ✓ These alternative means and methods have been reviewed and approved as **equal alternatives** by national fire protection and code consultants, fire departments, and building departments across the country.

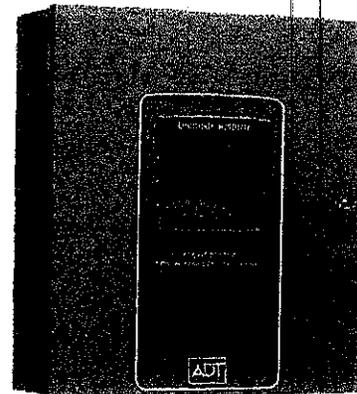
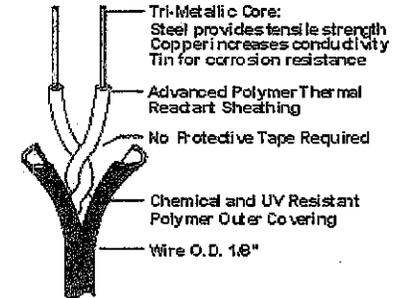
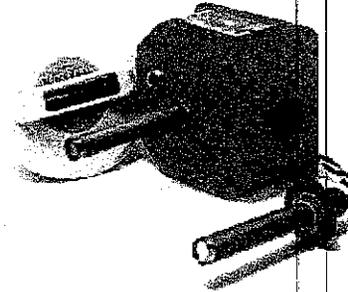
❖ ***The proposed Alternate Means and Methods Include the Following:***



Alternate Means & Methods

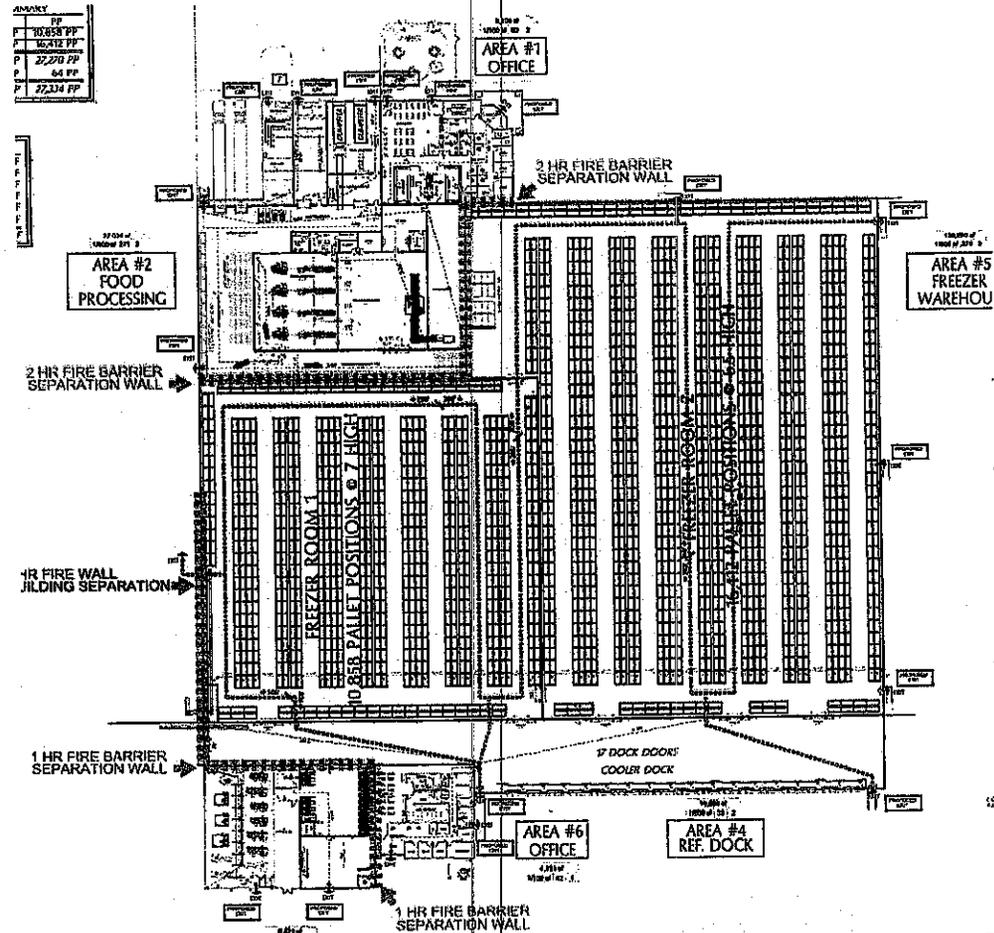
1. Install an automatic fire alarm system throughout the warehouse facility. This would include pull stations, horns and strobes. The system would also include rate-anticipation heat detectors within the refrigerated portion of the new facility. The system would be monitored by an approved central location.

❖ *This measure is in excess of all applicable building & fire codes.*



Alternate Means & Methods

2. Install additional exits throughout the facility which will reduce the travel distances and times to exits throughout the facility. Travel distances have been reduced to less than the requirements for a non-sprinkled building in the warehouse/refrigerated portion of the facility.



ANNEX	
FF	
F	10,558 SF
F	16,812 SF
F	27,278 SF
F	64 SF
F	27,234 SF

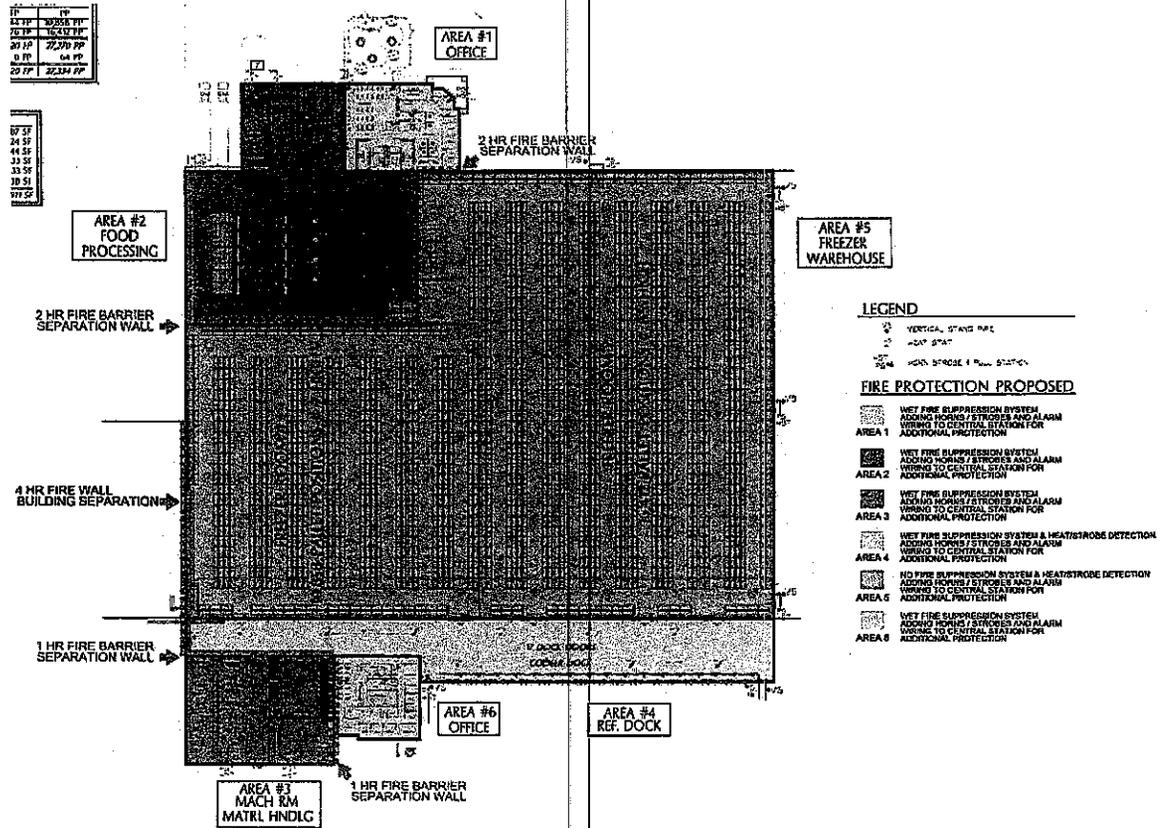


EXIT

Alternate Means & Methods

3. Fully sprinkle all accessory areas of the building including the dock, office, machine room and food processing areas.

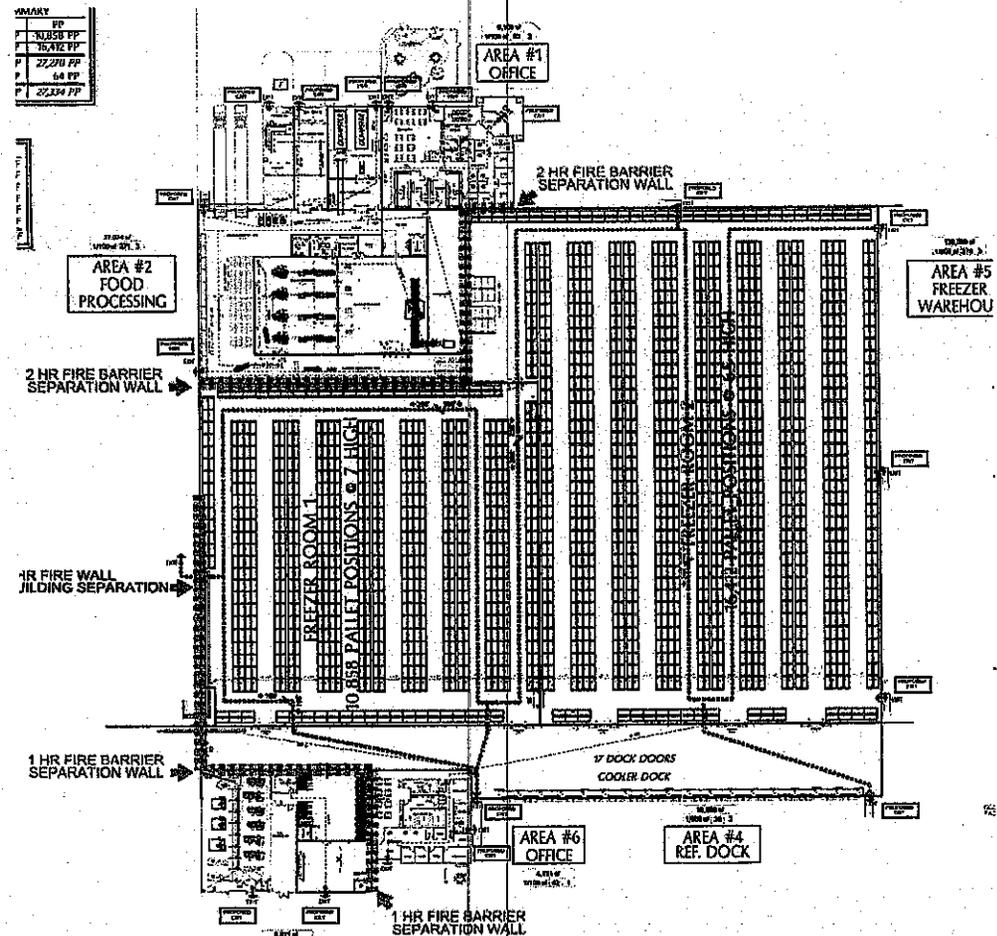
❖ *This measure is in excess of all applicable building & fire codes.*



Alternate Means & Methods

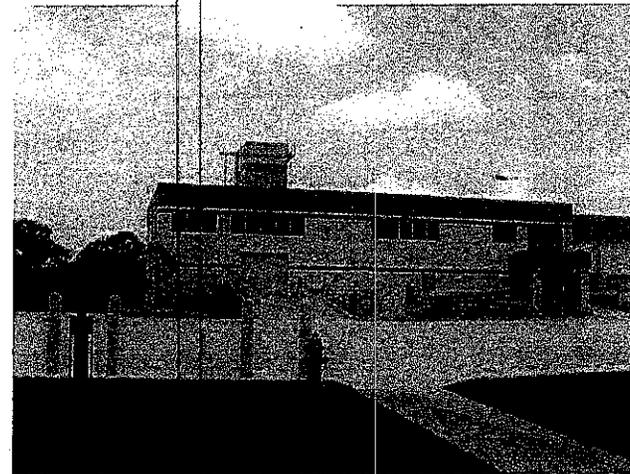
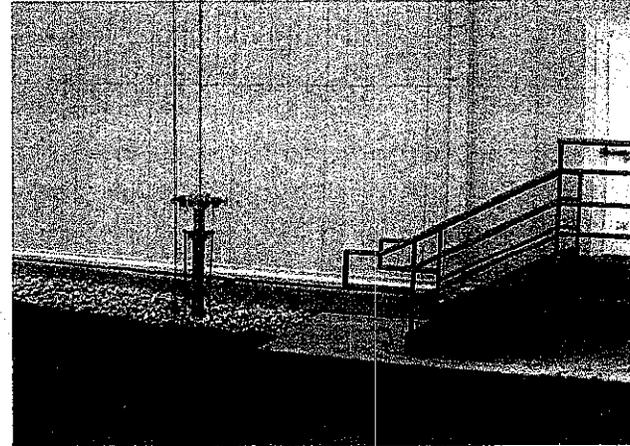
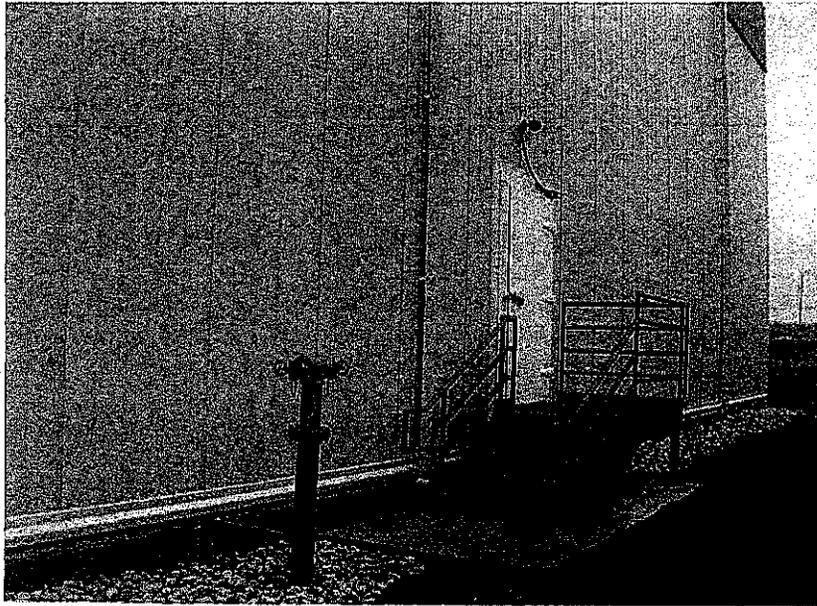
4. Provide a 2-hour fire barrier separation between the food processing and non-sprinkled freezer. Provide separation of accessory use areas (office and machine room) to the warehouse and dock with a 1-hour fire barrier wall. Provide a 4-hour fire wall separation between the Hanson and MBG facilities.

❖ *This measure is in excess of all applicable building & fire codes.*



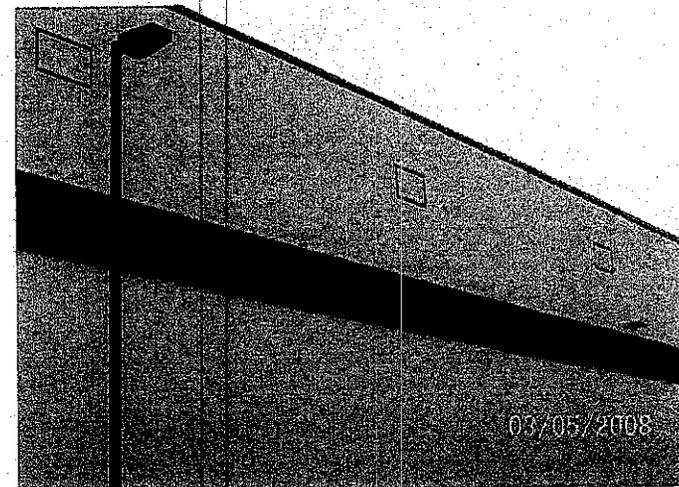
Alternate Means & Methods

5. Install vertical stand pipes located near each life safety man doors in order to enhance fire fighting capabilities.



Alternate Means & Methods

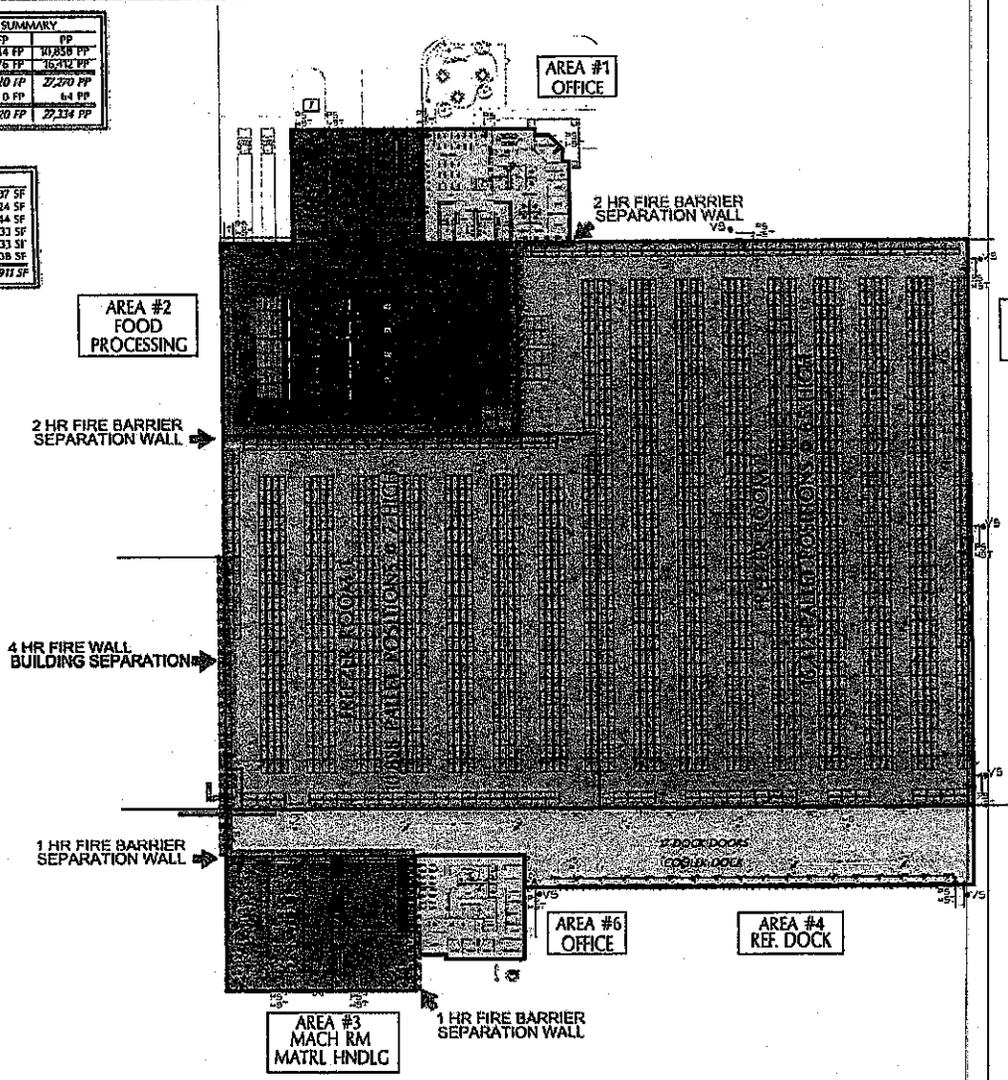
6. Install 2'-0" x 4'-0" knockout fire access panels at a height of 40'-0" above grade located 100 lineal feet on center around the exterior warehouse walls. Each panel will be clearly marked with reflective tape. The knockout panel will be created by scoring both sides of the insulated metal panel wall. This will provide the fire department with additional building access and smoke/heat removal capabilities.



LIFE SAFETY PLAN

PROPOSED WAREHOUSE PALLET SUMMARY		
ROOM - STATIC RACK	FP	FP
FREEZER ROOM 1 @ 7 HIGH	1,544 FP	11,858 FP
FREEZER ROOM 2 @ 6.5 HIGH	2,276 FP	16,212 FP
TOTAL PALLETS	4,020 FP	27,270 FP
FLOW RACK ROOM 2 @ 2 HIGH	0 FP	64 FP
TOTAL PALLETS	4,020 FP	27,334 FP

PROPOSED WAREHOUSE SF SUMMARY	
COOLER DOCK	10,897 SF
FREEZER ROOM 1	52,024 SF
FREEZER ROOM 2	64,944 SF
MACHINE ROOM	5,333 SF
3M	4,233 SF
OFFICE (2 STORIES)	8,338 SF
TOTAL AREA	174,913 SF



AREA #5
 FREEZER
 WAREHOUSE

LEGEND

- ⊕ VERTICAL STAND PIPE
- ⬆ HEAT STAT
- ⊕ HORN, STROBE & PULL STATION

FIRE PROTECTION PROPOSED

- WET FIRE SUPPRESSION SYSTEM
 ADDING HORNS / STROBES AND ALARM
 WIRING TO CENTRAL STATION FOR
 ADDITIONAL PROTECTION
 AREA 1
- WET FIRE SUPPRESSION SYSTEM
 ADDING HORNS / STROBES AND ALARM
 WIRING TO CENTRAL STATION FOR
 ADDITIONAL PROTECTION
 AREA 2
- WET FIRE SUPPRESSION SYSTEM
 ADDING HORNS / STROBES AND ALARM
 WIRING TO CENTRAL STATION FOR
 ADDITIONAL PROTECTION
 AREA 3
- WET FIRE SUPPRESSION SYSTEM & HEAT/STROBE DETECTION
 ADDING HORNS / STROBES AND ALARM
 WIRING TO CENTRAL STATION FOR
 ADDITIONAL PROTECTION
 AREA 4
- NO FIRE SUPPRESSION SYSTEM & HEAT/STROBE DETECTION
 ADDING HORNS / STROBES AND ALARM
 WIRING TO CENTRAL STATION FOR
 ADDITIONAL PROTECTION
 AREA 5
- WET FIRE SUPPRESSION SYSTEM
 ADDING HORNS / STROBES AND ALARM
 WIRING TO CENTRAL STATION FOR
 ADDITIONAL PROTECTION
 AREA 6

CODE COMPARISON / EQUAL ALTERNATIVE

Strict Compliance Facility:

- Group S-2 unlimited area with no sprinkler requirement
 - High pile storage areas are required to be sprinkled = Warehouse Only
 - Accessory occupancies would not be sprinkled including office, machine room, maintenance, and dock.
 - No fire alarm
 - No fire separation. Separation is not required by the building or fire code.
 - Reduced exits
 - No additional alternate means and methods
- ❖ *Alternative is not a fully sprinkled facility.*

Proposed Facility:

- Group S-2 unlimited area
- No sprinkler in Warehouse Area
- Fully sprinkle all other areas of the new building – Office, Machine Rm., Maintenance, etc.
- Fire alarm installed throughout the facility including heat detection in new portion.
- Additional exits
- Additional vertical stand pipe system
- Fire separation between accessory use areas and warehouse

❖ *Equal Alternative*

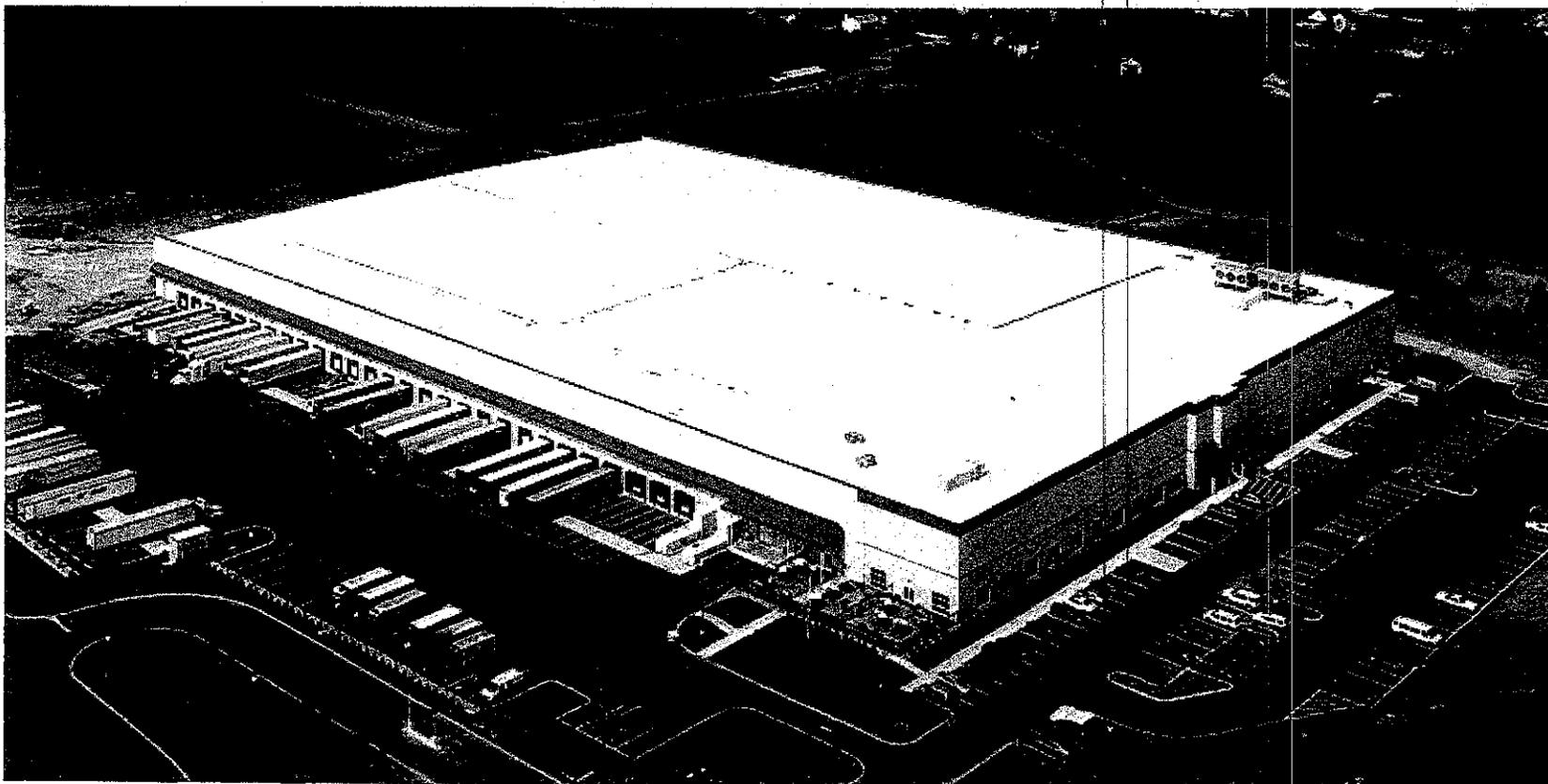
SUMMARY

❖ **It is our professional opinion that the alternate means and methods presented are an equal alternative to the sprinkler requirement in the refrigeration portion of the proposed facility and meet the intent of the building and fire codes.**

- ✓ Inherent problems with sprinkler systems in a refrigerated environment.
- ✓ Support/Concurrence from local building officials.
- ✓ Support/Concurrence from local fire departments.
- ✓ Proven alternate means and methods which address life safety over property protection.
- ✓ Approvals from various jurisdictions and Fire Departments across the country.
- ✓ An equal alternative when compared to a building constructed under the strict compliance of the code.

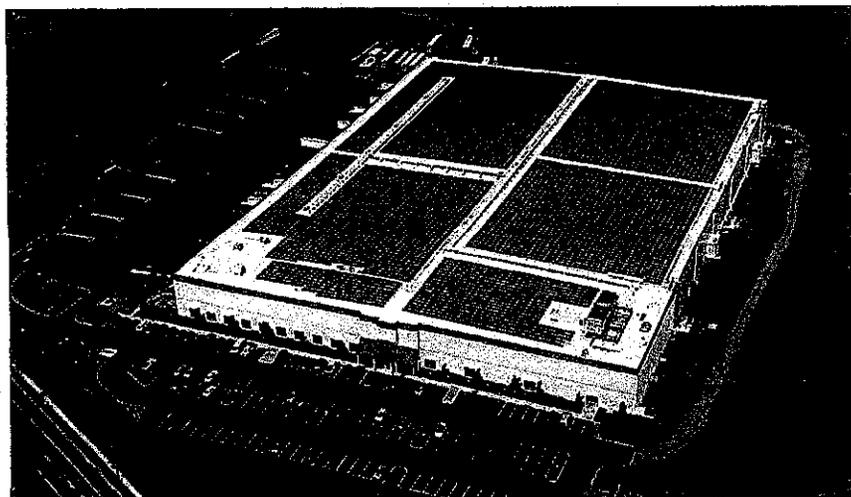


Case Study – Dietz & Watson

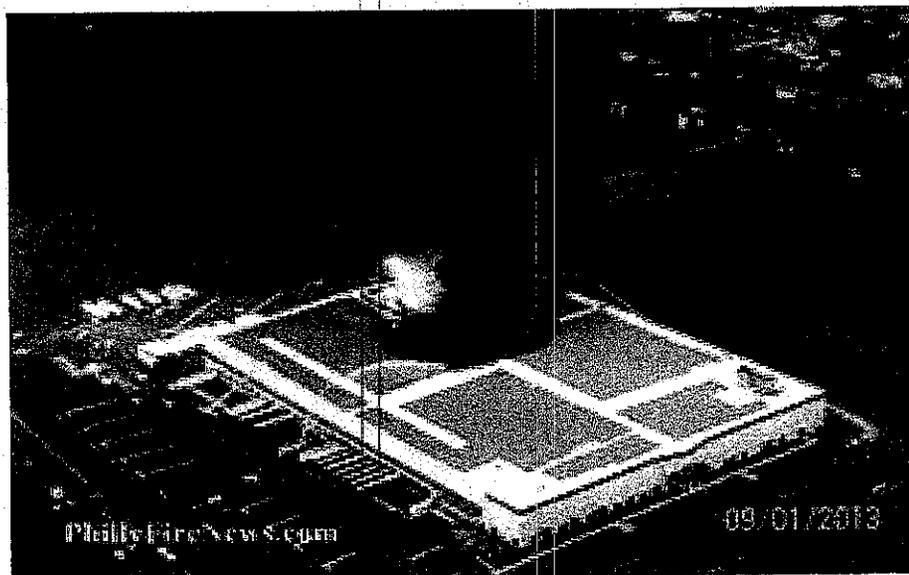


- 266,000 sf Cold Storage Distribution Center in New Jersey
- Renovated dry storage facility to cold storage distribution center
- Constructed in 2005

Case Study – Dietz & Watson



- Solar Panels placed on roof in 2008.

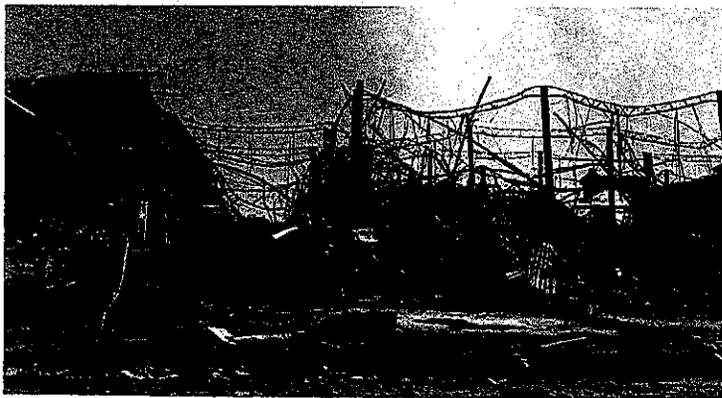


- Electrical fire destroyed the facility in 2013

Case Study – Dietz & Watson

Lessons Learned:

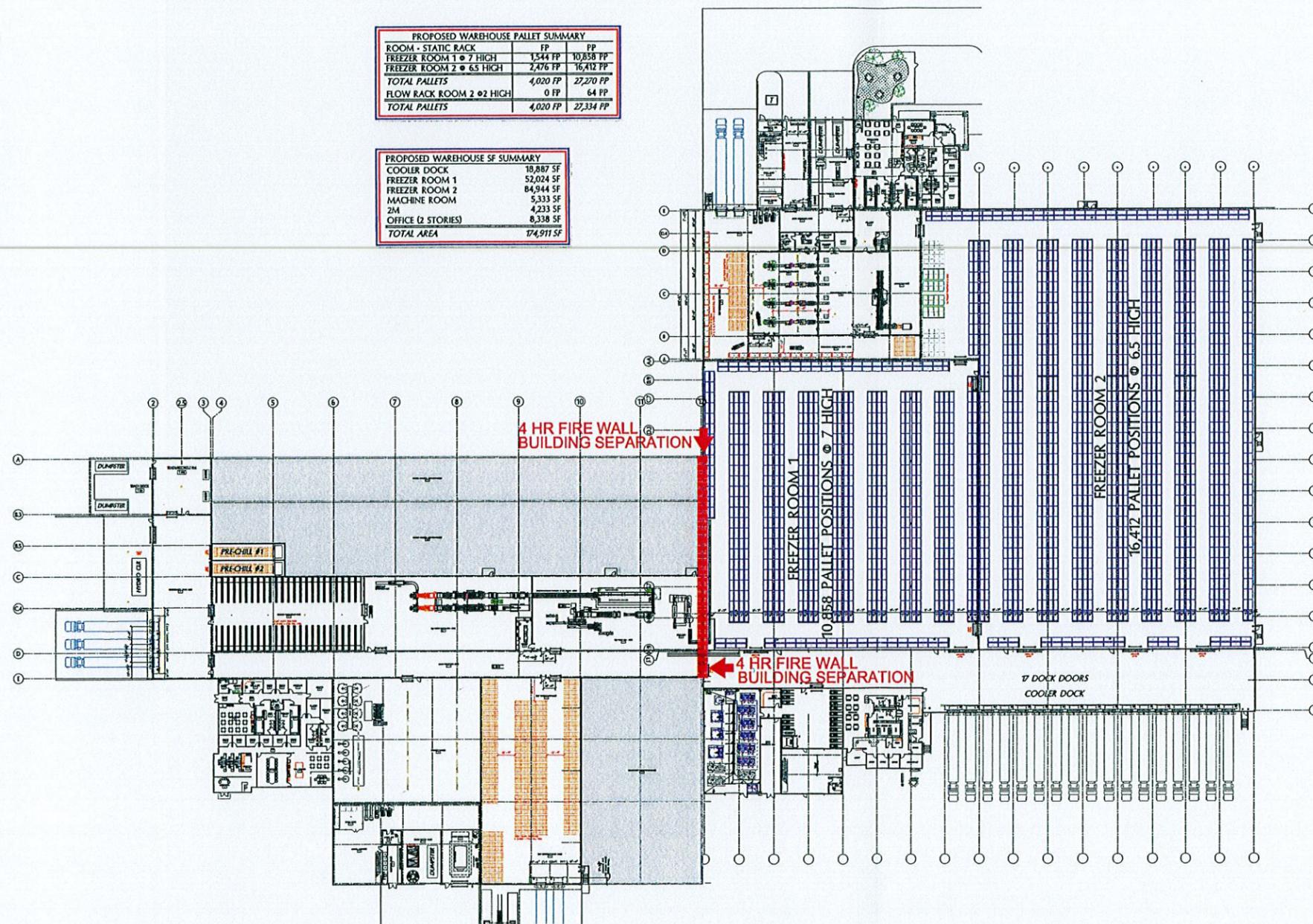
- Sprinkler system in the freezer initially failed.
- Commodity Class within the freezer limited the spread of the fire. Most of the freezer portion of the building remained even though the sprinkler system initially failed.
- Dry is burnt to the ground even though the sprinkler system functioned properly.
- Fire barrier between warehouse and office effectively stopped the fire from spreading.
- Fire alarm provided enough time to allow all employees to evacuate safely.





ARCHITECTURAL RENDERING





PROPOSED WAREHOUSE PALLET SUMMARY		
ROOM - STATIC RACK	FP	PP
FREEZER ROOM 1 @ 7 HIGH	1,544 FP	10,858 PP
FREEZER ROOM 2 @ 6.5 HIGH	2,476 FP	16,412 PP
TOTAL PALLET	4,020 FP	27,270 PP
FLOW RACK ROOM 2 @ 2 HIGH	0 FP	64 PP
TOTAL PALLET	4,020 FP	27,334 PP

PROPOSED WAREHOUSE SF SUMMARY	
COOLER DOCK	18,887 SF
FREEZER ROOM 1	52,024 SF
FREEZER ROOM 2	84,944 SF
MACHINE ROOM	5,333 SF
2M	4,233 SF
OFFICE (2 STORIES)	8,338 SF
TOTAL AREA	174,919 SF

PROPOSED 4 HOUR FIRE WALL LOCATION PLAN
SCALE: 1/8" = 1'-0"

CERTIFICATION:

TIPPMANN CONSTRUCTION
a Tippmann Group Company
2009 COLONIAL ROAD • FORT WAYNE, INDIANA 46825
PHONE: (260) 480-3000 • FAX: (260) 480-8705

VARIANCE DOCUMENTS
DATE 4-8-2015

PROJECT: PROPOSED FACILITY
FOR: **HANSON LOGISTICS**
SOUTH HAVEN, MI

SHEET TITLE:
PROPOSED 4 HR FIRE WALL LOCATION PLAN

REVISIONS:

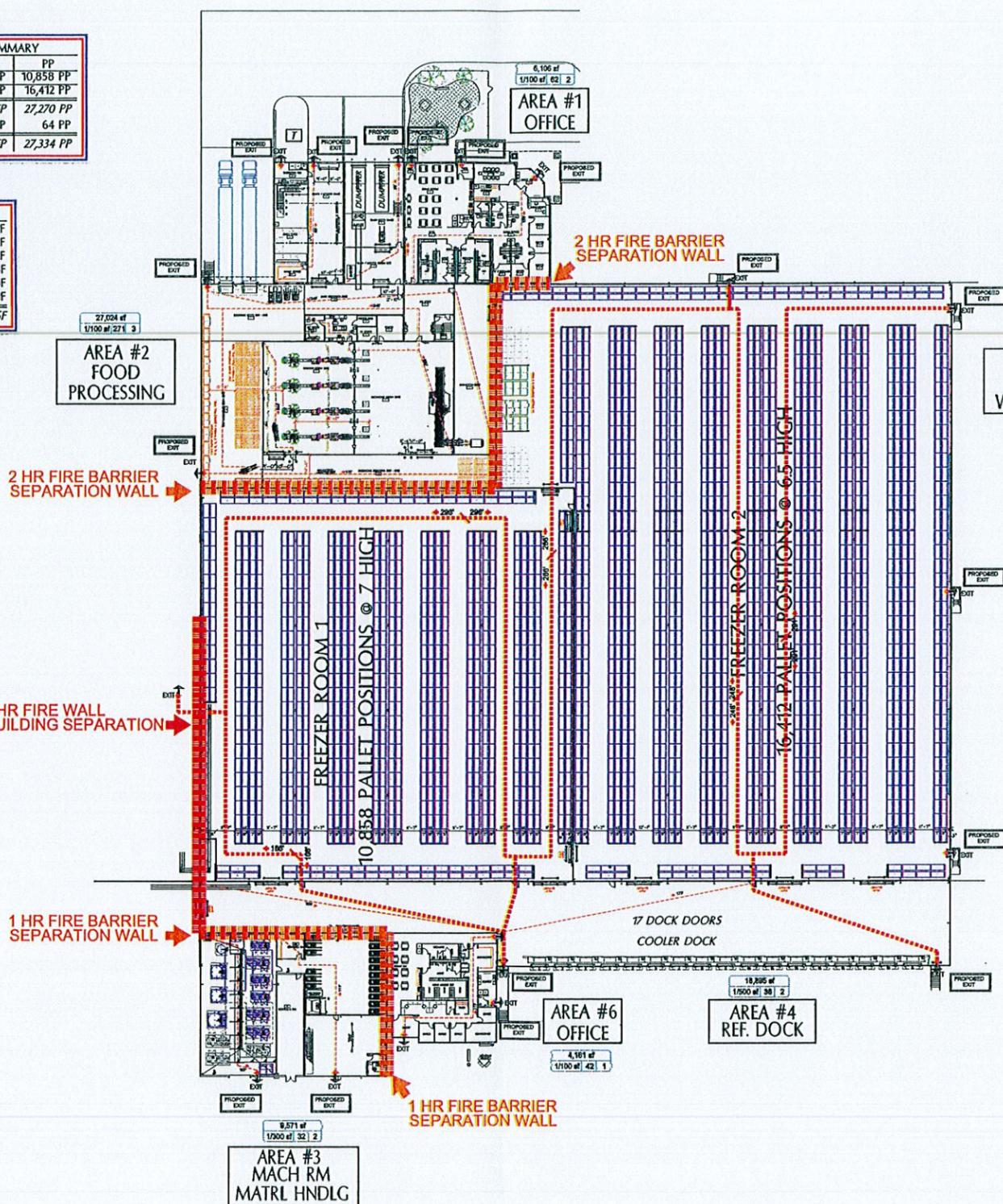
DRAWN BY: TC
DATE: 4-8-2015
JOB NO: 14-023
CAD FILE: 14-023-133V

SHEET
T3.0

TIPPMANN GROUP
PRELIMINARY
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PROPOSED WAREHOUSE PALLET SUMMARY		
ROOM - STATIC RACK	FP	PP
FREEZER ROOM 1 @ 7 HIGH	1,544 FP	10,858 PP
FREEZER ROOM 2 @ 6.5 HIGH	2,476 FP	16,412 PP
TOTAL PALLETS	4,020 FP	27,270 PP
FLOW RACK ROOM 2 @ 2 HIGH	0 FP	64 PP
TOTAL PALLETS	4,020 FP	27,334 PP

PROPOSED WAREHOUSE SF SUMMARY	
COOLER DOCK	18,887 SF
FREEZER ROOM 1	52,024 SF
FREEZER ROOM 2	84,944 SF
MACHINE ROOM	5,333 SF
2M	4,233 SF
OFFICE (2 STORIES)	8,338 SF
TOTAL AREA	174,911 SF



EXITS

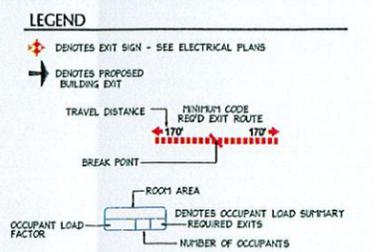
AREA	2 REQD	3 PROVIDED
AREA #1	2 REQD	3 PROVIDED
AREA #2	2 REQD	3 PROVIDED
AREA #3	2 REQD	3 PROVIDED
AREA #4	2 REQD	2 PROVIDED
AREA #5	3 REQD	5 PROVIDED
AREA #6	1 REQD	2 PROVIDED

TRAVEL DISTANCE

AREA	300' ALLOWABLE WITH SPRINKLER	130' ACTUAL MAX.
AREA #1	300' ALLOWABLE WITH SPRINKLER	248' ACTUAL MAX.
AREA #2	250' ALLOWABLE WITH SPRINKLER	111' ACTUAL MAX.
AREA #3	400' ALLOWABLE WITHOUT SPRINKLER	204' ACTUAL MAX.
AREA #4	300' ALLOWABLE WITHOUT SPRINKLER	236' ACTUAL MAX.
AREA #5	300' ALLOWABLE WITH SPRINKLER	113' ACTUAL MAX.

OCCUPANT LOAD

AREA	15 ACTUAL MAX.	40 ACTUAL MAX.	4 ACTUAL MAX.	10 ACTUAL MAX.	10 ACTUAL MAX.	25 ACTUAL MAX.
AREA #1	15 ACTUAL MAX.	40 ACTUAL MAX.	4 ACTUAL MAX.	10 ACTUAL MAX.	10 ACTUAL MAX.	25 ACTUAL MAX.
AREA #2	15 ACTUAL MAX.	40 ACTUAL MAX.	4 ACTUAL MAX.	10 ACTUAL MAX.	10 ACTUAL MAX.	25 ACTUAL MAX.
AREA #3	15 ACTUAL MAX.	40 ACTUAL MAX.	4 ACTUAL MAX.	10 ACTUAL MAX.	10 ACTUAL MAX.	25 ACTUAL MAX.
AREA #4	15 ACTUAL MAX.	40 ACTUAL MAX.	4 ACTUAL MAX.	10 ACTUAL MAX.	10 ACTUAL MAX.	25 ACTUAL MAX.
AREA #5	15 ACTUAL MAX.	40 ACTUAL MAX.	4 ACTUAL MAX.	10 ACTUAL MAX.	10 ACTUAL MAX.	25 ACTUAL MAX.
AREA #6	15 ACTUAL MAX.	40 ACTUAL MAX.	4 ACTUAL MAX.	10 ACTUAL MAX.	10 ACTUAL MAX.	25 ACTUAL MAX.



CERTIFICATION:

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8000 COLDWATER ROAD • FORT WAYNE, INDIANA 46825
PHONE: (260) 480-8000 FAX: (260) 480-8705

VARIANCE DOCUMENTS
DATE: 4-8-2015

HANSON LOGISTICS

PROJECT: PROPOSED FACILITY FOR: SOUTH HAVEN, MI

SHEET TITLE: PROPOSED LIFE SAFETY PLAN WITH ADDITIONAL EGRESS

REVISIONS:

DRAWN BY: TC
DATE: 4-8-2015
JOB NO. 14-023
CAD FILE: 14-023-T3V

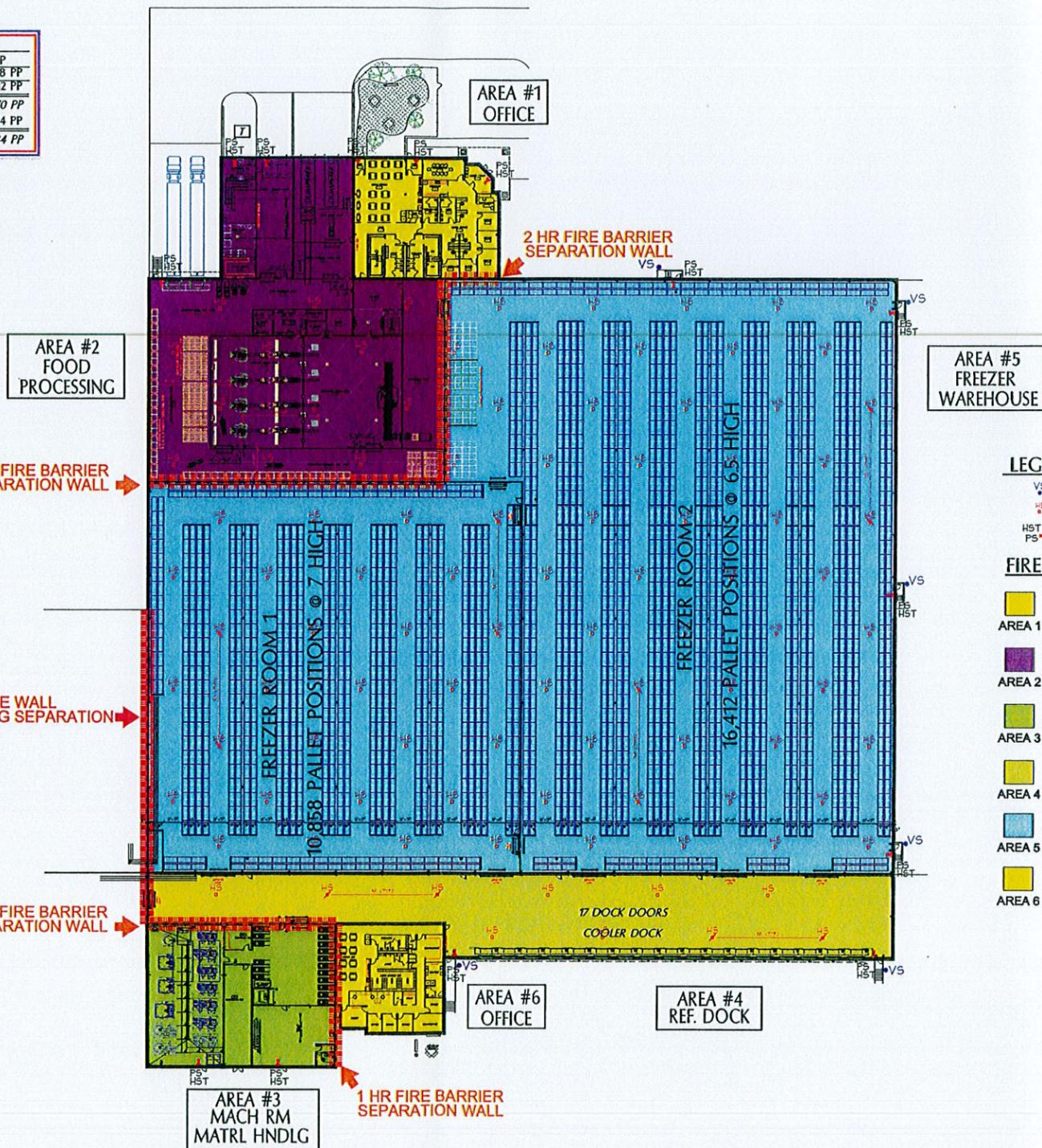
SHEET: **T3.1**

LIFE SAFETY PLAN - PROPOSED EGRESS
SCALE: 1/32"=1'

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4-8-2015

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- LEGEND**
- VS VERTICAL STAND PIPE
 - HS HEAT STAT
 - HST PS HORN STROBE & PULL STATION
- FIRE PROTECTION PROPOSED**
- AREA 1 WET FIRE SUPPRESSION SYSTEM ADDING HORNS / STROBES AND ALARM WIRING TO CENTRAL STATION FOR ADDITIONAL PROTECTION
 - AREA 2 WET FIRE SUPPRESSION SYSTEM ADDING HORNS / STROBES AND ALARM WIRING TO CENTRAL STATION FOR ADDITIONAL PROTECTION
 - AREA 3 WET FIRE SUPPRESSION SYSTEM ADDING HORNS / STROBES AND ALARM WIRING TO CENTRAL STATION FOR ADDITIONAL PROTECTION
 - AREA 4 WET FIRE SUPPRESSION SYSTEM & HEAT/STROBE DETECTION ADDING HORNS / STROBES AND ALARM WIRING TO CENTRAL STATION FOR ADDITIONAL PROTECTION
 - AREA 5 NO FIRE SUPPRESSION SYSTEM & HEAT/STROBE DETECTION ADDING HORNS / STROBES AND ALARM WIRING TO CENTRAL STATION FOR ADDITIONAL PROTECTION
 - AREA 6 WET FIRE SUPPRESSION SYSTEM ADDING HORNS / STROBES AND ALARM WIRING TO CENTRAL STATION FOR ADDITIONAL PROTECTION

PROPOSED FIRE PROTECTION PLAN
SCALE: 1/32"=1'

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VARIANCE DOCUMENTS DATE 4-8-2015

HANSON LOGISTICS

PROJECT PROPOSED FACILITY FOR: SOUTH HAVEN, MI

SHEET TITLE: PROPOSED FIRE PROTECTION PLAN

REVISIONS:

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CAD FILE: 14-023-132V

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