



MEETING: Site Review Committee
SUBJECT: 2nd Floor Addition to Commercial Bldg.
ADDRESS: 256 Brown Street - Jifco Products Inc.

LOCATION: City Hall
DATE: June 12, 2007

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Asst. Planner	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973

PRESENTERS:

Kevin Tamalunas, Jifco Products, Inc.
(219) 464-7111 / kevin@jifcoproducts.com
George Tamalunas, Jifco Products
george@jifcoproducts.com
Gus Krinakis
(219) 789-3959

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us. The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed new second floor addition to a commercial building.

Kent stated that site review is not an approval. Rather, it is a preliminary discussion of the requirements and issues to be considered by the developer or owner. It is possible it will need to come back before site review or to seek other approvals.

Tamalunas explained that the company is growing and would like to put more office space in the building without taking manufacturing space out. They have figured a way to go up without putting a stairwell in the office space that exists. Currently there is a furnace and water heater in the closet of the main office restroom. A staircase can be placed in this area and will give access to the upstairs without losing floor space. The office space is needed for all of the shipping and handling. There may be a small restroom added. The emergency exit will be either to the east or west side of the addition.

Kras stated there are not any drainage issues since the addition is going to be upward and adding only a second floor. There will not be any impervious area added. Tamalunas conveyed that currently there are downspouts on the factory building only. There are not any downspouts on the office building. Presently the drainage falls into the parking lot gravel, which drains off into the valley. There has not been any flooding on the west side. The only issue had been on the east side where the hill used to drain onto the side of the building, which would flood the floor. To prevent this, a dyke had been built however; Nipsco had replaced this when their work was completed. Currently the drainage drains off behind the building which goes off down into the valley. Tamalunas stated that the drainage does not affect the street.

Brown stated that at this time, the water service for the facility is shown as residential and this will need to be corrected. The facility also needs to be brought up to the Backflow Protection code. The water department can be contacted if there are any questions about this.

Pilarski verified that the second story addition is strictly office space and a small restroom. The existing office space will remain the same and there will not be any increase in the manufacturing area. Tamalunas conveyed that ductwork along the inside of the wall on the factory side may be necessary. This will be wrapped insulated to prevent a condensation problem. There will be a condensation tube from the new high efficiency furnace, which will drip moisture into the

drains. The new air conditioner will also be more efficient with a minimal amount of additional water drainage. Pilarski stated the he would need to look at the city's ordinance concerning this. It was conveyed that the increase in flow to the sanitary sewer would be minimal. The increased production during the second shift may cause an increased flow into the sanitary sewer. These issues will need to be checked into further.

Kent stated that the new addition would need to match the existing building. For every 200 square feet of increased floor space, additional parking may be needed. Calculations are necessary in regards to how many parking spaces are current on the existing lot. If enough parking spaces are on site, additional parking spaces will not be required.

Thrasher stated that a State Design Release is needed for the addition before a Building Permit can be issued. The mechanical, electrical, and plumbing changes need to be included in the submission to the State, along with the structural and architectural changes. Fire dampers may be required in the rated wall that is being penetrated for the ductwork being completed. It was conveyed that the building will not be sprinkled at this time. On behalf of the Fire Department, Thrasher conveyed a Knox Box is recommended so that the Fire Department can still have access to the building. The Fire Department can be contacted if there are any questions.

ISSUES TO BE RESOLVED:

- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention / Updated Water Service
- Parking Calculations
- Site Improvement Permit
- State Design Release
- Building Permit
- Knox Box (recommended)