

Willig, Robert A.

From: [REDACTED]
Sent: Tuesday, March 29, 2022 4:13 PM
To: ACRE Shared Mailbox
Subject: [EXTERNAL]

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Hi, my name is [REDACTED]
I own [REDACTED]. I grow acres [REDACTED], harvest it, process it, then deliver it to retailers, restaurants and institutions.

I have a problem with the code enforcement officer in my township. Upper Tulpehocken Township, in Bernville, PA uses Kraft Code Services. Kraft won't allow my Agriculture business and building have an additional attached it it. They want to classify the addition as commercial. The addition will be my walk in cooler used to store my finished product. My property is zoned Rural Preservation.
Can Kraft imply commercial regulations when I live in an RP zone?
Can Kraft force me to get a structural, mechanical, and electric engineer when I am not zoned commercial to complete my cooler?
Isn't this walk in cooler additional ag related?

Please help,
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Click [here](#) to report this email as spam.

Willig, Robert A.

From: [REDACTED]
Sent: Wednesday, April 6, 2022 4:41 PM
To: Willig, Robert A.
Subject: [EXTERNAL] Re: ACRE Request for Review-Upper Tulpehocken Township
Attachments: [REDACTED] Addition Review Comments.pdf

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Robert,

I was excited to get your email. I am so happy to have you take a look at my situation. I've tried using analogies to explain to the township supervisors and Kraft Kode that my specialty crop isn't a traditional crop, but it is still an agriculture crop. Insight from you will help the township, code officer and myself to understand things better.

Years ago the township allowed my permit to go through allowing me to process my [REDACTED] on our R-P property. I raise [REDACTED] and do a value-added processing by [REDACTED] and [REDACTED]. After processing, we store our bottles in a cargo trailer that is refrigerated. Now, I am looking to have a walk-in cooler to store our finished product.

I bought a Food Lion, 30x30x12 foot cooler to construct on our property as storage for our bottles. We had some time and extra money, so we dug the footer, and put up three walls, attaching them to the existing building. We had not applied for a permit yet. When a township official saw the construction, they asked to get the permit filled out. I filled it out and submitted it, only to be told by the code enforcement officer it was a commercial project. I've explained numerous times, I'm zoned RP and the processing building is zoned Ag. How can I be forced to follow the rules for a commercial building when I am not zoned commercial and don't intend to. Besides, the walk-in cooler will be used for cold storage.

My analogy is when a farmer cuts corn, I cut [REDACTED]. When the farmer chops it for silage, I [REDACTED] to extract the oils. A farmer will use a wagon to haul the corn to the silo. I use a bottle to haul [REDACTED]. The farmer uses the silo as storage, and I plan to use my walk in cooler as storage.

I would like to meet with you or talk to you when your schedule permits.
Thank you for your attention to this matter.

Attached are the requirements from Kraft Kode for our project.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

Upper Tulpehocken Township

Commercial/Industrial Building and
Zoning Plan Review Comments

Permit Number: [REDACTED]

Date: 11/04/2021

Project: [REDACTED] - Building Addition

Project Address: [REDACTED]

Applicant: [REDACTED]

Review Status: Not Approved re-submission required

Submission Items discussed at 8/17/2021 Township Office Meeting, but not received with plan submission:

1. A completed Zoning and Building Permit Application along with all required application fees must be submitted to the Upper Tulpehocken Township office.
2. Complete engineered electrical plans for all proposed electrical work in the building addition.
3. Complete plans and specifications for the proposed cooler units that are going to be installed in the building addition. The submitted plans do not reflect the installation of any cooler units.
4. Complete engineered mechanical plans for all refrigeration equipment that is being installed for the cooler units. Any HVAC systems proposed for the building addition must also have engineered plans submitted for review.
5. Because the foundations, floor slabs, and masonry walls have been constructed without permits and no inspections were performed in accordance with PA Uniform Construction Code Section 403.45, the engineer of record must provide a structural sign-off of the existing construction certifying that all work has been completed in accordance with the design drawings and all building code requirements.

Plan Review Comments for submitted design drawings signed and sealed by [REDACTED]

[REDACTED] Professional Engineer:

Building

All construction must comply with the PA Uniform Construction Code (UCC) and the 2015 International Building Code (IBC).

General

1. Provide engineer-stamped spec sheets for the roof trusses per UCC Section 403.42a(c) and IBC Section 2303.4.1.4.1.

Drawing: A001

2. The Code Criteria must be revised to provide the following:
 - a. The governing code is not the 2015 International Residential Code. The proposed addition is for a commercial building and regulated by the 2015 International Building Code

- b. The Use Group is not R-3. This is not a residential dwelling and the appropriate occupancy classification from IBC Chapter 3 must be identified.
- c. A complete occupant load for the addition and the building must be provided. (UCC 403.42a(f) and IBC Section 1004)

Drawing: A101

- 3. As no side-hinged egress door has been provided from the building addition, provide a complete life safety plan for the building that demonstrates exiting and travel distance compliance in accordance with IBC Chapter 10 requirements.
- 4. Means of egress illumination with emergency back-up power must be provided in accordance with IBC Sections 1008.2 and 1008.3. Provide details and specifications accordingly.
- 5. Portable fire extinguishers must be provided and maintained in accordance with IBC section 906. Per Table 906.3(1), the maximum travel distance to an extinguisher shall be 75'.

Energy

All building thermal envelope and energy-efficient mechanical, lighting and power system installations must meet the requirements of the **2015** International Energy Conservation Code (IECC).

Drawing: A201

- 6. Ceiling and floor insulation have been specified on the submitted drawing however no wall insulation has been specified. If the building addition is to be heated or cooled, provide specifications for wall insulation that complies with IECC Table C402.1.3.