

CITY OF NAPOLEON

ZONING PERMIT

Zoning Permit No. 576-76

Issued 8/10/76

By John W. Brennan
Zoning Inspector

Filing Fee NONE
Amount ---- Date Paid ----

To: Interstate Cold Storage
John Tippmann

Information:

Address 1-Interstate Drive

--- Subdivision Westhaven Industrial Park
(or Legal Description)

Dimensions Noted on site plan Yard Set Back: Front --- Rear Min. 10'
217,800 Sq. Ft.

District "I-1" Description of Use Rail Deck Add'n. For Cold Storage
North Side Min. 10' South Side to property line

Age Max. 60%, OK Off Street Parking Spaces Required Ord. No. 1104 Conform To: Sec. 85.45
Max. 40', OK Loading Spaces Required None Additional Required
Sub-section (a) (25)

Appeal Required NO
By: Zoning Inspector YES

Board of Zoning Appeals N/A

Applicant Signature John Tippmann

ant --- Yellow - Clerk-Treasurer
Pink - Engineering
Owner-Agent
Gold - Board of Zoning Appeals

CITY OF NAPOLEON

ZONING PERMIT

Zoning Permit No. 576-76

Issued 8/19/76

By [Signature]
Zoning Inspector

Filing Fee NONE Amount _____ Date Paid _____

Interstate Cold Storage
John Fippmann

Location:

Address 1-Interstate Drive

Subdivision Weatheren Industrial Park
(or Legal Description)

Notes Noted on site plan

Yard Set Back: Front _____ Rear Min. 10'

Sq. Ft. 17,800
North Side Min. 10' South Side to property line

Description of Use Rail Deck Add'n. For Cold Storage
Ord. No. 1104 Conform To: Sec. 85.45 Sub-section (d) (25)

Off Street Parking Spaces Required _____

Loading Spaces Required None Additional Required

Appeal Required NO

Zoning Inspector YES Board of Zoning Appeals N/A

Applicant Signature [Signature]

Yellow - Clerk-Treasurer

Pink - Engineering

Owner-Agent

Gold - Board of Zoning Appeals

**CITY OF NAPOLEON
BUILDING CONSTRUCTION PERMIT**

Permit No. 576-76
 Issued 8/20/76
 By Thomas W. Anderson
 Building Inspector
 Estimated Cost \$54,400.00

Fees	Base	Plus	Total
Structural	\$35.00	\$2.50	\$37.50
Electrical	\$18.00	\$16.50	\$34.50
Water Tap			
Sewer Tap			
Temporary Electric			
Additional Plan Review	0 hrs.		
TOTAL FEES			\$72.00
Less Minimum Fees Paid	8/10/76		\$72.00
BALANCE DUE			0

Owner Name Interstate Cold Storage
John Tippmann
 Address 1 Interstate Drive 599-0510
 Builder Name Tippmann Refr. Construction Co
 Address 7725 Nelson Rd. St. Marys, Ind. Tel. 219-493-2309
Lot Information:
 Street No. 1 Interstate Drive
 Lot # 47 Subdivision Westhaven Ind. Park
 Lot Dimensions noted on site plan Lot Area _____ Sq. Ft.
 Yard Set Back: Front 220' Rear Min. 10'
 North Side Min. 1019' Side 18' 0"
 Zoning District "R-1"

Building Information:
 Intended use of Building Rail Deck Addition For Cold Storage Building
 O.B.C. Occupancy Chapter 82-71
 Residential _____ No. of Units _____ Commercial x Industrial _____
 New Construction _____ Alteration _____ Addition x Remodel _____
 Size: Length 150' 2" Width 18' 4" No. of Stories 1
 Floor Area: 1st Floor 2,941 2nd Floor _____ 3rd Floor _____ Basement _____
 Foundation: Piers _____ Full Basement _____ Part Basement _____
 Concrete x Block _____
 Wall: Frame _____ Block _____ Brick _____ Other Metal

Electrical Work to be done: Wiring noted on drawing No. 3-P and as required on the Plan Examiner's addendum.

Additional Information: FOOTINGS, FOUNDATION AND SLAB INSTALLED PRIOR TO OBTAINING THIS PERMIT. NOTE: STOP WORK ORDER OF 8/23/76 LIFTED UPON ISSUING OF THIS PERMIT.

Date 8/20/76 Applicant Signature Thomas W. Anderson
 Inspection Record: NOTICE: 11/12/76 FIRE EXTINGUISHER MUST BE INSTALLED. A.W.P. Owner - Builder - Agent

Work Started _____ Foundations _____ Final Electrical APPROVED BY HOWES 11/12/76
 Set Back, Side Lines _____ Erecting Frame _____ Heating _____
 Excavation _____ Electrical Rough In _____ Air Conditioning _____
 Footing _____ Electrical Service _____ Final Structural _____

Comments: 9/22/76 HOWES & MYSELF UNABLE TO CONDUCT FINAL INSPECTION, PROJECT NOT COMPLETED. S.W.P. RE-INSPECTION REQUIRED.

Certificate of Occupancy Issued ON 11/16/76, NO. 086, BY Thomas W. Anderson
 Inspector

CITY OF WARRETON
BUILDING CONSTRUCTION PERMIT

Owner Name _____
Address _____
Subdivision _____
Lot _____
Lot Dimensions _____
Front Set Back: Front _____
Side _____
Zone District _____
Building Information: _____
Intended use of Building _____
D.B.C. Occupancy Chapter _____
Residential _____
New Construction _____
Alteration _____
Remodel _____
Industrial _____
No. of Units _____
Width _____
No. of Stories _____
3rd Floor _____
2nd Floor _____
1st Floor _____
Basement _____
Foundation: Full Basement _____
Part Basement _____
Block _____
Concrete _____
Wall: Frame _____
Block _____
Brick _____
Other _____

Electrical Work to be done: _____
Additional Information: _____
Date _____
Inspector's Record: _____
Work Started _____
Set Back, Side Lines _____
Excavation _____
Footings _____
Electrical Rough In _____
Electrical Service _____
Final Structural _____
Air Conditioning _____
Heating _____
Final Electrical _____
Owner - Builder - Agent _____
Applicant Signature _____

Comments: _____
Certificate of Occupancy issued _____
White - Applicant Verifier - Crk. Treas. Pink - Eng. Green - Elec. Insp. Gold - Co. Auditor
Inspector _____

Permit No. _____
Issued _____
By _____
Extended Cost _____
Fees _____
Structural _____
Electrical _____
Water Tap _____
Sewer Tap _____
Temporary Electric _____
Additional Plan Review _____ hrs.
TOTAL FEES _____
Less Minimum Fees Paid _____
BALANCE DUE _____

City of Napoleon
Engineering Department
P.O. Box 151 - 255 W. Riverview Ave.
Napoleon, Ohio 43545

No. 576-76

Date August 16, 1976

CERTIFICATE OF

- Structural Plan Approval
- Electrical Plan Approval
- Special Plan Approval

Submitted

By:

INTERSTATE COLD STORAGE
1-INTERSTATE DRIVE
NAPOLEON, OHIO 43545

- Architect
- Engineer
- Other

- New
- Addition
- Alteration
- Mixed Occupancy
- Change of Occupancy

NAME AND LOCATION OF JOB

OWNER'S AGENT

RAIL DOCK ADDITION FOR INTERSTATE COLD STORAGE	TIPPMANN REGENERATION CONSTRUCTION 2725 NELSON ROAD FORT WAYNE, INDIANA
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TYPE OF CONSTRUCTION (Where Applicable) TYPE 11-NONCOMBUTIBLE CONSTRUCTION

O.B.C. Type of Occupancy BB-71 Stories ONE Basement NONE

Inspections shall be called for by the builder 48 hours in advance before work is covered. Final inspection must be made before building can be used or occupied. THIS CERTIFICATE SHALL REMAIN POSTED IN A CONSPICUOUS AND SAFE PLACE UNTIL COMPLETION OF JOB. APPROVED PLANS MUST BE KEPT ON JOB SITE AT ALL TIMES DURING CONSTRUCTION.

Plans, specifications and/or application as described above are hereby approved with addendum.

Date of Approval August 16, 1976

BY: Robert C Jones
PLAN EXAMINER

This approval does not cover the water supply, plumbing and drainage. Plans and specifications for this class of work shall be submitted to the Division of Plumbing, State Department of Health for examination and approval. For approval of pressure piping, contact the Division of Pressure Piping, 2323 W. Fifth Ave., Columbus, Ohio. Zoning for Napoleon is not included in this approval.

August 17, 1976

ADDENDUM TO PLAN APPROVAL
TIPPMANN REFRIGERATION
CONSTRUCTION INTERSTATE
NO. 576-76

Mr. Thomas W. Terranova
Building and Zoning Inspector
City of Napoleon
P.O. Box 151
Napoleon, Ohio 43545

This addendum is attached to and is a part of the plans. All items listed below will be performed and will be incorporated into the structure.

1. There shall be an additional exit door installed at the east end of the new addition in accordance with Section BB-71-12 of the Ohio Building Code. *COMPLETED 10/9/76 PJP*
2. A Type A exit sign shall be installed at the additional exit door in accordance with Section BB-71-18 of the Ohio Building Code.
3. The exit doors, as shown on the plan and the additional one required, shall be supplied with type A or B hardware in accordance with Section BB-71-13 of the Ohio Building Code. *COMPLETED 10/8/76 PJP*
4. The two exit doors shall be provided with stairs and a landing in accordance with Section BB-23-42 and BB-23-48 of the Ohio Building Code. *COMPLETED 10/8/76 PJP*

Plan Approval will be valid only upon signing of this Addendum by the Owner or his authorized representative. If there are any questions feel free to contact the office of the Building Inspector.

John Tippmann

Authorized Signature

Owner

Title

RCJ:bk1



FLOYD G. BROWNE AND ASSOCIATES, LIMITED
CONSULTING ENGINEERS
MARION, OHIO

MEMO TO Tom Terranova DATE 8-19-76
SUBJECT Plan Review Time Report JOB NO. _____
FROM RC Jones TITLE _____

Report of total hours spent reviewing Plans
for the following projects:

Interstate Cold Storage	BLDG. PERMIT NO: 576-76 8-16-76	1 hour
Freight Front-In Alignment Shop	8-19-76 BLDG. PERMIT NO. 574-76	1 hour
Total		2 hours

RC Jones

City of Napoleon
Engineering Department
P. O. Box 151 - 255 W. Riverview Ave.
Napoleon, Ohio 43545

No. 576-762

Date August 25, 1976

CERTIFICATE OF

- Structural Plan Approval
- Electrical Plan Approval
- Special Plan Approval

Submitted

By: INTERSTATE COLD STORAGE
1-INTERSTATE DRIVE
NAPOLEON, OHIO 43545

- Architect
- Engineer
- Other

- New
- Addition
- Alteration
- Mixed Occupancy
- Change of Occupancy

NAME AND LOCATION OF JOB

OWNER'S AGENT

RAIL DOCK ADDITION INTERSTATE COLD STORAGE 1-INTERSTATE DRIVE NAPOLEON, OHIO 43545	TIPPMANN REFRIGERATION CONST. 7725 NELSON ROAD FORT WAYNE, INDIANA
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TYPE OF CONSTRUCTION (Where Applicable) TYPE II-NON COMBUSTIBLE

O.B.C. Type of Occupancy BB-71 Stories ONE Basement NONE

Inspections shall be called for by the builder 48 hours in advance before work is covered. Final inspection must be made before building can be used or occupied. THIS CERTIFICATE SHALL REMAIN POSTED IN A CONSPICUOUS AND SAFE PLACE UNTIL COMPLETION OF JOB. APPROVED PLANS MUST BE KEPT ON JOB SITE AT ALL TIMES DURING CONSTRUCTION.

Plans, specifications and/or application as described above are hereby approved with addendum.

Date of Approval 8-25-76

BY: Norman Howes
PLAN EXAMINER

This approval does not cover the water supply, plumbing and drainage. Plans and specifications for this class of work shall be submitted to the Division of Plumbing, State Department of Health for examination and approval. For approval of pressure piping, contact the Division of Pressure Piping, 2323 W. Fifth Ave., Columbus, Ohio. Zoning for Napoleon is not included in this approval.

CITY OF NAPOLEON
Building Engineering Department
255 Riverview Avenue
NAPOLEON, OHIO 43545

DATE	XXXXX Permit No.
Oct. 8, 1976	576-76
PROJECT	Rail Dock Add'n. for Cold Storage Bldg.
LOCATION	1 Interstate Drive
CONTRACTOR	OWNER
Tippmann Const.	J. Tippmann
WEATHER	TEMP. ° at AM
--	-- ° at -- PM
PRESENT AT SITE	
Tom Terranova-Bldg. Commissioner	
Norman Howes-Elect. Insp.	

TO
 Interstate Cold Storage
 1 Interstate Drive
 Napoleon, Ohio 43545
 Attn: John Tippmann

THE FOLLOWING WAS NOTED:

- 1) Illuminated exit signs located above the East side exit door and exit opening between existing Cold Storage building and new addition wired in conduit with other conductors. This is permitted providing exit signs have letters in a field of phosphorescent material which shall be capable of remaining visible in total darkness for not less than 4 hours after exposure to normal lighting conditions.
 Section BB-71-18 of Ohio Building Code.
APPROVED BY HOWES 11/17/76
- 2) Required illuminated sign above the West side of the addition has not been installed. Section BB-71-18 of O.B.C.
INSTALLLED BY HOWES 11/17/76
- 3) Required indicated means of egress from the existing Cold Storage room (exit opening center of south wall) exit passageway is blocked. Must provide an exit passageway not less in width than the exit opening to the nearest aisle. Section BB-71-11 and BB-71-12 of O.B.C.
CONDENSED BY HOWES 11/17/76
- 4) 18'-4" x 159'-2" rail dock addition for Cold Storage building has been occupied and in use prior to issuance of the required Certificate of Occupancy. Napoleon's Zoning Ordinance No. 1104, Section 85.49.

Please call for inspection when corrections have been completed.

Acceptance and approval by an inspector of this department is required and must be corrected on or before November 8, 1976. If you fail to make the necessary corrections, within the time aforesaid, you will

COPIES TO Robert Jones, C.E.O.

FIELD REPORT

SIGNED

Tom Terranova
Building Commissioner

CITY OF NAPOLEON
Building Inspection Department
255 Riverview Avenue
NAPOLEON, OHIO 43545

DATE		JOB NO.	
PROJECT			
LOCATION			
CONTRACTOR		OWNER	
WEATHER		TEMP.	° at AM ° at PM
PRESENT AT SITE			

TO Continued

THE FOLLOWING WAS NOTED:

> then be subject to the penalties set forth in Section BB-3-34 of O.B.C.
and Section 85.99 of the Zoning Ordinance of Napoleon.

COPIES TO Robert Jones, C.E.O.

FIELD REPORT
SIGNED Thomas W. Barrows
Building Commissioner

August 25, 1976

ADDENDUM TO PLAN APPROVAL
INTERSTATE COLD STORAGE
ADDITION-PERMIT NO. 576-76E

Mr. Thomas W. Terranova
Building Commisiener
City of Napoleon
Napoleon, Ohio 43545

This addendum is attached to and is a part of the plans. All items listed below will be performed and will be incorporated into the structure.

1. Electrical wiring, equipment, and installation shall conform to the requirements of N.F.P.A.-70-1975 and to the satisfaction of the City Electrical Inspector.

Plan approval will be valid upon signing of this Addendum by the Owner or his authorized representative. If there are any questions feel free to contact the Office of the City Building Inspector.

Authorized Signature

Title

August 13, 1976

Interstate Cold Storage
1 Interstate Drive
Napoleon, Ohio 43545
Attention : Mr. John Tippmann

Subject: Stop Work Order

Dear Mr. Tippmann:

On August 4, 1976 I made an inspection of the building site at 1 Interstate Drive, Lot F, Westhoven Industrial Park and observed the following: footers poured and foundation in process of being poured. On August 10, 1976, application for both a zoning and building permit was made by you. I advised you at that time to discontinue any further work on the proposed 18'-4" X 159'-2" rail dock addition site until the plans were approved and the permits issued. Today while driving by the said mentioned site I observed workmen pouring the floor slab for the proposed structure.

Therefore, in pursuant to the Ohio Revised Code, Chapters 3781 and 3791 and in accordance with the Ohio Building Code Section BB-3-32.01, you are hereby ordered in accordance with the above codes that all persons cease, desist from and stop work at once pertaining to construction on the premises known as Interstate Cold Storage. Failure to cease work after receipt of stop work order is hereby declared a public nuisance.

Very truly yours,

Thomas W. Terranova
Building Commissioner
City of Napoleon

TWT/bk

No. ...086....

CERTIFICATE OF OCCUPANCY
THE CITY OF NAPOLEON

BUILDING DEPARTMENT
DIVISION OF INSPECTION

This is to certify that the Building or Land as herein described complies with all the building and health laws and ordinances and with the provisions of the Zoning Ordinance.

Location of Occupancy 1 Interstate Drive (Lot F) Rail Dock Addition For Cold Storage Bldg.
(BB-71 of O.B.C.)

Owner of Property Interstate Cold Storage Address 1 Interstate Drive

Issued to John Tippmann Address 1 Interstate Drive

Zoning "I-1" Enclosed Industrial Bldg. Permit No. 576-76

Substantial qualifications of occupancy

This certificate is issued by the City Building Inspector, as provided by law, and is to certify that construction is completed substantially in conformity with the approved plans and permission is hereby granted to occupy such building in compliance with such legal use and occupancy as authorized under the provisions of the ordinances of the City of Napoleon.

Issued this 16th day of November, 1976

This is a valuable record for owner or lessee and should be so preserved.

Signed [Signature] City Building Inspector

