

**TO:** Board of Adjustment  
**FROM:** Matt Wyant, Director  
**DATE:** March 11, 2022

**RE:** #CU-2022-03

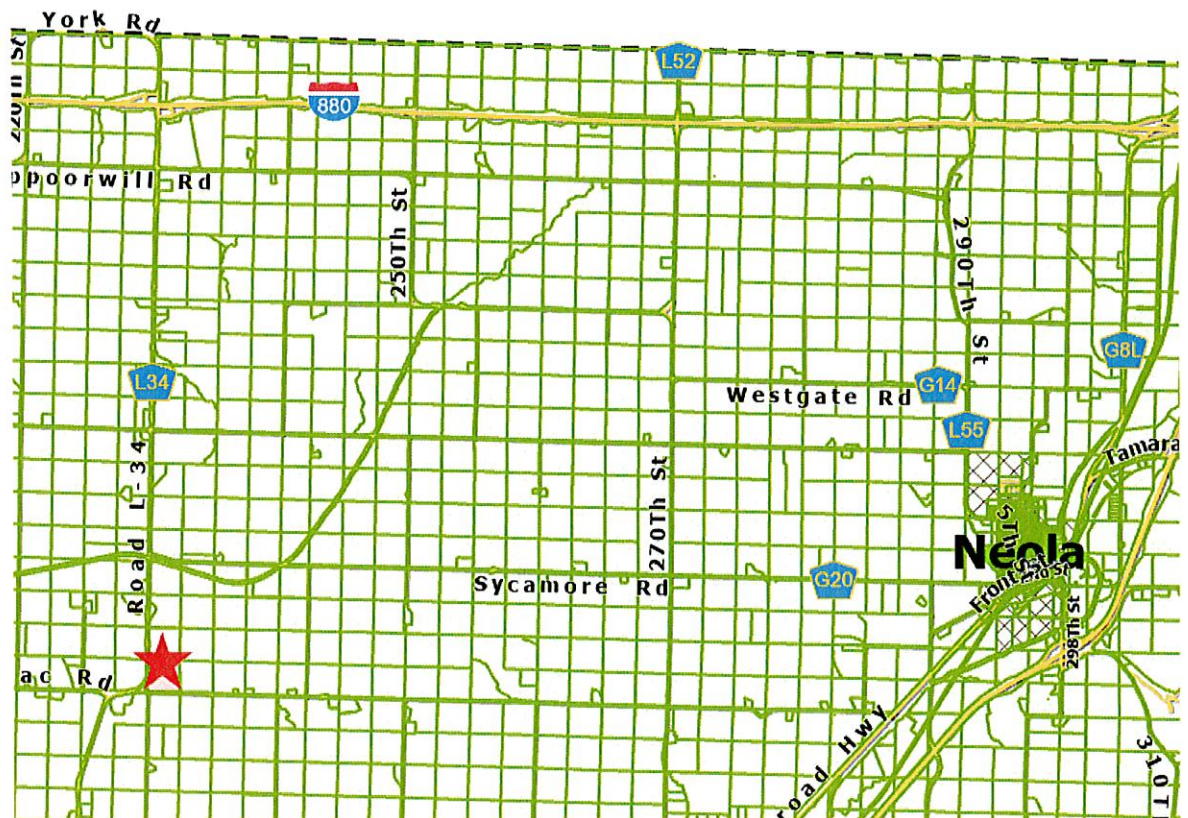
**REQUEST:** Conditional Use approval to permit the construction of a slaughter house in a Class I-2 (General Industrial) District.

**LOCATION:** Boomer Township

Road L-34

25-77-43 SW SW & 26-77-43 SE SE LYING E & NE OF RDS

The subject property is located approximately 6 miles west of the Neola city limits on Road L-34.



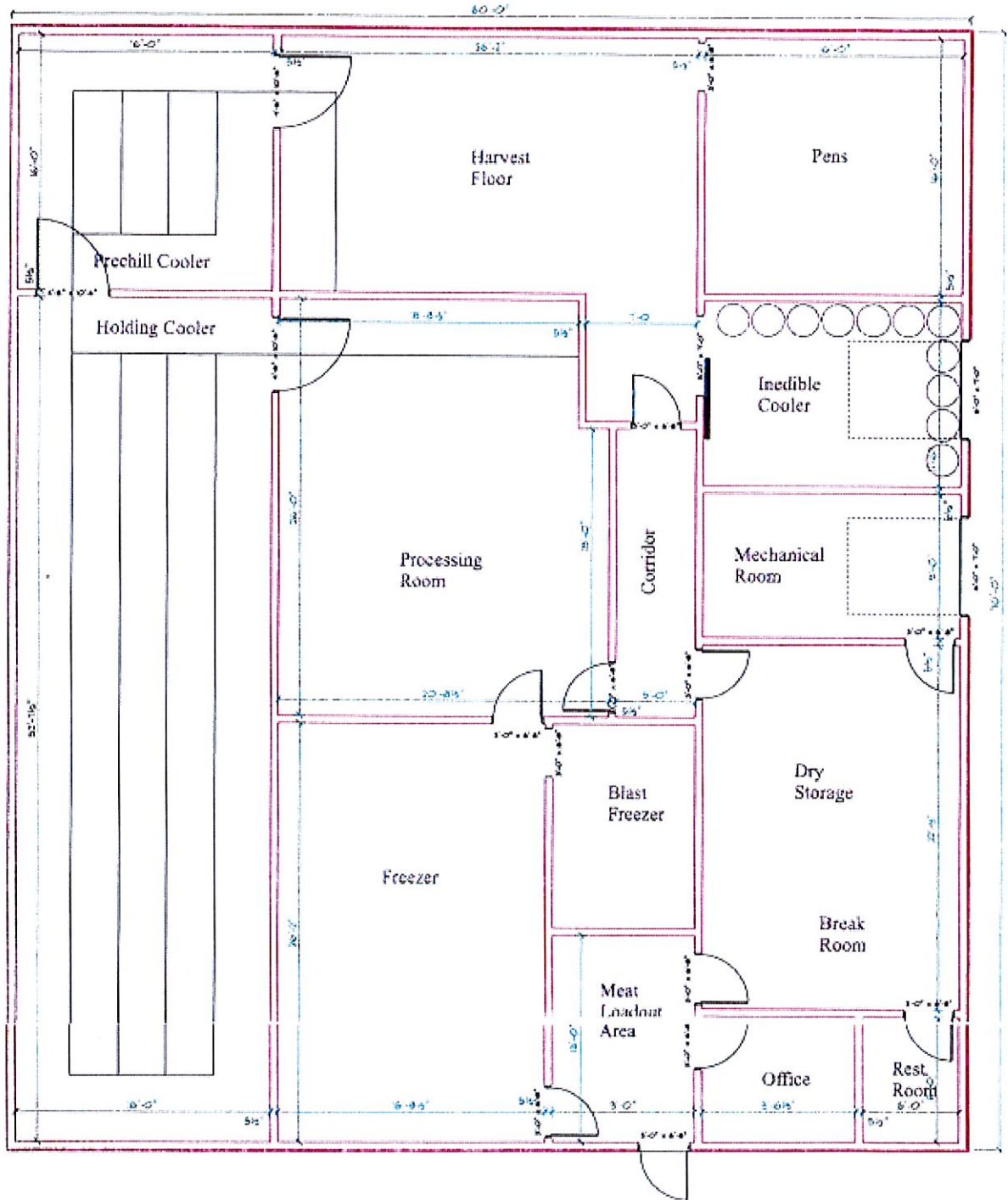
**PROPERTY OWNER:** Bertelsen Land LLC

**GENERAL INFORMATION:** The applicant recently rezoned approximately 5 acres from A-2 (Agricultural Production) District to I-2 (General Industrial) District in order to construct a small scale slaughterhouse which is listed as a Conditional Use in the I-2 (General Industrial) District. The applicant has been working with the Iowa Department of Natural Resources Environmental Protection, Wastewater and Water Supply Wells Divisions along with the USDA.

SEE ATTACHMENT #1 FOR PROPOSED SITE PLAN.

SEE ATTACHMENT #2 FOR PROPOSED BUILDING PLANS.

BELOW IS THE PROPOSED BUILDING FLOOR PLAN:



**BUSINESS PLAN & OTHER INFORMATION PROVIDED BY APPLICANT:**

**Bertelsen Beef business plan:**

Building 70ft X 70ft with overall height of 21 ft

Hours of operation: M-F 7am – 5pm

Sat 8am – 12pm

Number of employees: 6

Customers per day: 4 – 8

Inspected by State of IA

Number of cattle processed per day: 4

Loads of cattle per day: 1 coming from farm east of Underwood

Off fall will be picked up 2 times per week by Darling and hauled to Bellevue or Wahoo

Well water with usage of 4000 gallon per week. Testing required by state every 6 months

Rinse water will be held in holding tank and land applied

### Plant Capacities and Utilities

	Small Plant	Large Plant
<b>Dimensions</b>	50' X 50' + 10' X 10'	70' X 75'
<b>Size</b>	2,600 sq. ft.	5,250 sq. ft.
<b>Holding Cooler Size</b>	13 Beef*	20 Beef*
<b>Pre-chill Cooler size</b>	7 Beef*	10 Beef*
<b>Number of Employees</b>	3 – 4	6 – 10
<b>Water Use and Output</b>	150-200 gallons per beef equivalent, average One beef should be equivalent to 2 hogs, sheep, or goats	
<b>Electrical amp service needed</b>	Depends on equipment, consult a licensed electrician	
<b>Possible interior materials</b>	Block tile, glass board, stainless steel, concrete block covered with epoxy paint**	
<b>Possible exterior materials</b>	Steel siding, vinyl siding, cement board siding, tip-up concrete, insulated concrete forms	
<b>Heating</b>	Options include forced warm air and hot water heating. Hot water heating is an excellent source of heating for plants. You can reclaim some heat from refrigeration compressors, and do not have to purchase a separate hot water heater. However hot water heating costs more and you will need air conditioning in certain areas (e.g. retail), so some type of forced air is still needed.	
<b>Ventilation</b>	Proper ventilation is very important, as bad smells can taint products. Ventilation methods vary depending on the building materials used. Consult a licensed contractor.	
<b>Vermin Barrier</b>	Proper construction will keep out most vermin. Sometimes an air curtain or another method is needed at exterior doors for fly control.	
<b>Price per sq. ft.</b>	~\$100, depending on materials used	
<b>How might this plant be expanded?</b>	For both designs, the left-hand side of the plant could be extended to make more room that could be utilized for anything that would be needed, except slaughter.	

\* Cooler space for one beef will provide space for 1.5 to 2 hogs, sheep, or goats.

\*\* When painting or touching up epoxy, it is critical to seal the area off from the rest of the plant to avoid contamination of food materials, finished products, and packaging.

d. Septage shall be discharged (with owner approval) to a permitted sanitary landfill in accordance with 567—Chapters 102 and 103 and the following requirements:

(1) Septage shall be stabilized by adding and thoroughly mixing sufficient lime to produce a mixture with a pH of 12.

(2) A minimum of 30 minutes of contact time shall be provided after mixing the lime with the septage prior to discharging to the landfill.  
[ARC 0208C, IAB 7/11/12, effective 8/15/12]

**567—68.11(455B) Standards for disposal of on-farm food processing wastewater.** Disposal of on-farm food processing wastewater shall be carried out by utilizing one or more of the following methods:

**68.11(1)** On-farm food processing wastewater shall be discharged to a publicly owned treatment works or other permitted wastewater treatment system with the treatment works owner's approval.

**68.11(2)** On-farm food processing wastewater shall be discharged to a subsurface soil absorption system that is in compliance with 567—Chapter 69 and the United States Environmental Protection Agency's Underground Injection Control Program or other applicable regulations.

**68.11(3)** On-farm food processing wastewater shall be discharged through a disposal system that meets all of the following:

a. The disposal system is located on the same site as the on-farm processing operation.

b. The disposal system is constructed in conformance with a permit issued by the department in accordance with Iowa Code section 455B.183, implemented by 567—Chapter 64.

c. For a disposal system that discharges wastewater to a water of the United States, the system must be operated in conformance with a National Pollutant Discharge Elimination System permit issued by the department under Iowa Code section 455B.197.

**68.11(4) Land application.**

a. On-farm food processing wastewater may be land-applied if all of the following apply:

(1) The volume of wastewater produced by the on-farm processing operation is less than 1,500 gallons per day.

(2) The application rate does not exceed 30,000 gallons per acre per year.

(3) The application rate does not exceed 1,500 gallons per acre per day.

b. On-farm food processing wastewater shall be land-applied in accordance with 567—68.10(455B).

c. On-farm food processing operations that meet the requirements for land application in 68.11(4) shall not be required to obtain an operation permit as prescribed in 567—64.3(455B).

[ARC 0208C, IAB 7/11/12, effective 8/15/12]

These rules are intended to implement Iowa Code section 455B.172.

[Filed emergency 2/1/91—published 2/20/91, effective 3/1/91]

[Filed 5/24/91, Notice 2/20/91—published 6/12/91, effective 7/17/91]

[Filed 7/29/94, Notice 3/16/94—published 8/17/94, effective 9/21/94]

[Filed 9/20/96, Notice 7/17/96—published 10/9/96, effective 11/13/96]

[Filed 3/19/99, Notice 12/30/98—published 4/7/99, effective 5/12/99]

[Filed 8/25/06, Notice 4/12/06—published 9/27/06, effective 11/1/06]

[Filed ARC 0208C (Notice ARC 0046C, IAB 3/21/12), IAB 7/11/12, effective 8/15/12]

From: Vern

Sent: Wednesday, March 9, 2022 10:40 AM

To: Frank, Cory <cory.frank@dnr.iowa.gov>

Subject: Waste Water Application 68.11(4)

Mr. Frank,

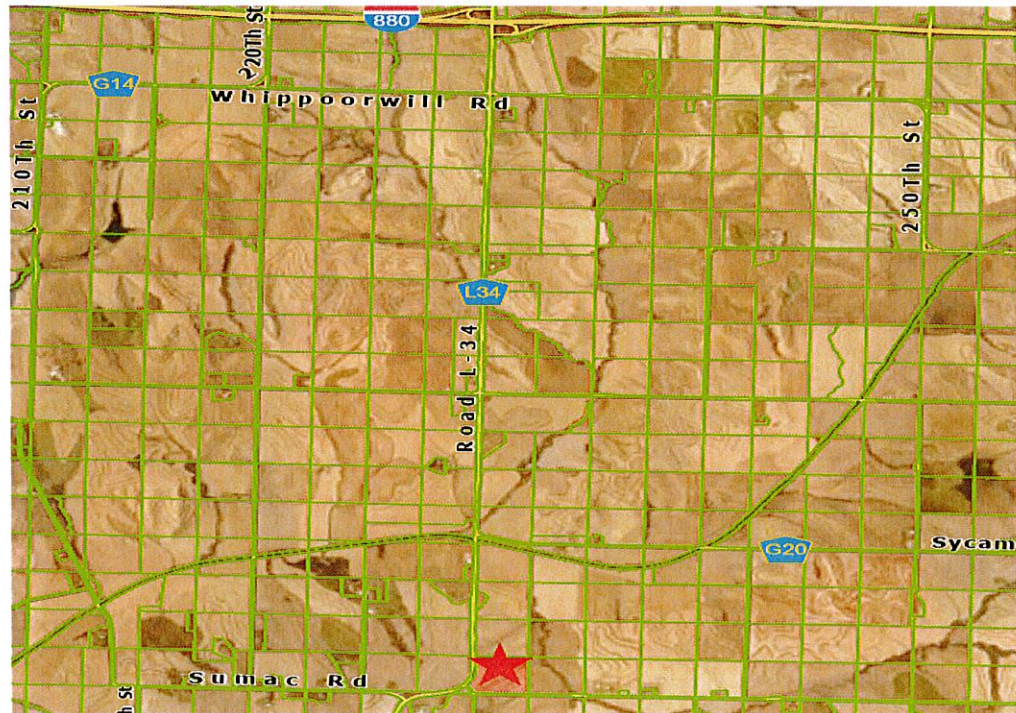
Emailing you to apply for our lockers waste water plan under section 68.11(4). Our plan is to process 20 cattle per week. Our building site would sit on an 80-acre farm and we would haul and spread the waste water to other farms during growing season and during winter months when the ground is froze we will haul to Council Bluffs wastewater treatment plant.

If you need more information or have questions, email me back or call at ~~781-222-2222~~.

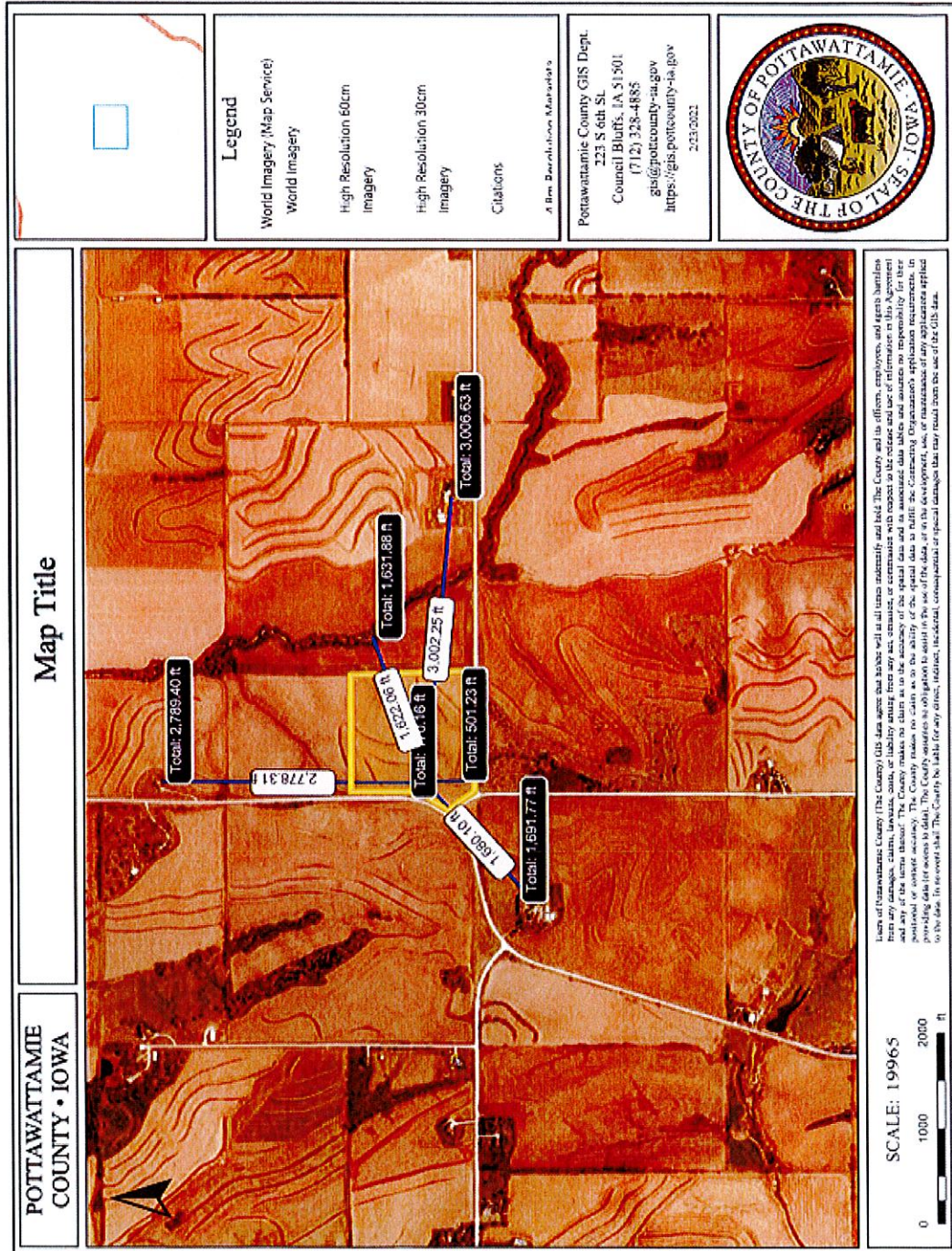
Thanks.

**SEE ATTACHMENT #3 DEPICTING THE 880 ACRES OF PARCELS OWNED AND/OR RENTED BY THE APPLICANT WHICH WILL BE UTILIZED FOR THE LAND APPLICATION OF THE WASTE WATER.**

**SITE & AREA REVIEW:** The majority of the properties in the immediate area are agricultural ground and a few rural residential acreages. The property is in approximately 4 miles south of I-880.



The applicant provided the following map showing distances to water ways and homes:



**SITE REVIEW:**

The parcel is currently farm ground.

**LAND USE PLAN:** This proposed Conditional Use aligns with the Comprehensive and Land Use Plan.

**ROADS & TRAFFIC:** Access to the subject property is gained from Road L-34, a paved county road. The 2016 Iowa Department of Transportation Traffic Flow Map indicated an average traffic flow of 530 vehicles per day.

**ZONING:** 8.060.030 CONDITIONAL USES: The following conditional uses shall be permitted in a Class I-2 District, when authorized in accordance with the requirements of Chapter 8.096: (Ordinance #81-6/10-01-81)

.01 A

A. Abattoirs and slaughter houses or stock yards. (Ordinance #81-6/10-01-81)

Section 8.096.030.03 of the County Code states:

.03 The Board shall have the power to hear and decide only such appeals for conditional uses as the Board is specifically authorized to pass on by the term of this Ordinance; to decide such questions as are involved in determining whether conditional uses should be granted; and to grant conditional uses with such conditions and safeguards as are appropriate under this Ordinance; or to deny conditional uses when not in harmony with the purpose and intent of this Ordinance. In reviewing an application for a conditional use permit, findings based on the following criteria shall be made and serve as the basis for approval or denial of the request:

- A. Does the proposed use conform to the Land Use Policy Plan?
- B. Is the site suitable for the proposed use? Such factors as size and shape of the property, topographic conditions, soil conditions to support water and septic systems, accessibility to transportation facilities, and soil erosion problems shall be considered.
- C. Is the proposed use compatible with surrounding property use? Such factors as the activities and function of the proposed use should be considered to determine if the proposed use conflicts with or reduces the usefulness or value or creates other negative impacts on adjoining property or properties in the general area, including public health, safety and welfare.
- D. Is the adjoining road system adequate to accommodate the proposed use in terms of the present traffic volume vs. road capacity and the general condition of the road system?
- E. Can adequate measures be taken to minimize any potential adverse impacts on adjoining property? If so, stipulate such measures as required by the ordinance or special conditions that would be required.
- F. Does the conditional use comply with all conditions imposed on it by the provisions of the district in which such conditional use may be authorized?

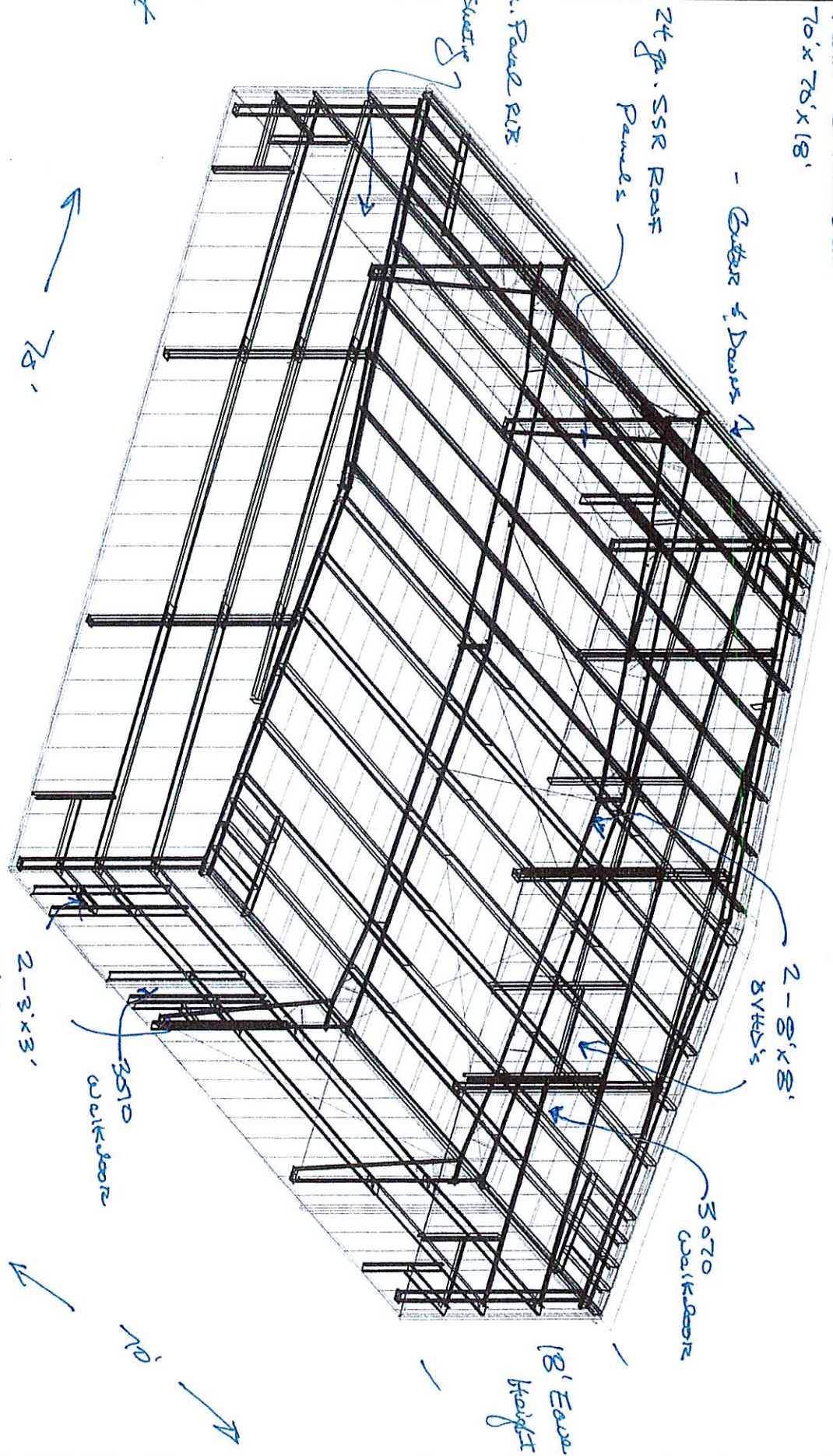


Attachment #1 - Case #CU-2022-03



# Attachment #2 - Case #CU-2022-03

View Bertelsen  
70' x 70' x 18'



VP Buildings  
3200 Flyers Club Circle Memphis TN 38125

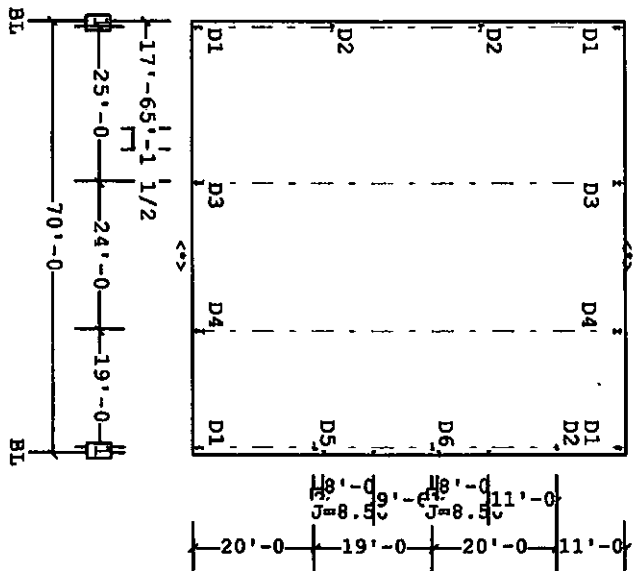
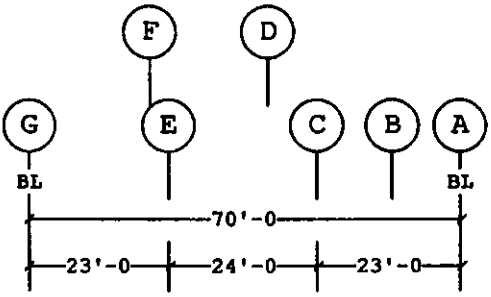
**PERSPECTIVE FOR Bertelsen Farms**  
 DRAWN BY: Iron Specialties Inc.  
 CHECKED BY: Underwood, Iowa  
 PROJECT: Bertelsen

REV	DATE	BY	DESCRIPTION
A			

VP BUILDINGS  
 3070 WALLBOARD  
 3570 WALLBOARD

DATE: 3/9/2022	SCALE:
DRAWN BY: Iron Specialties Inc.	
CHECKED BY: Underwood, Iowa	
PROJECT: Bertelsen	

VP BUILDINGS  
 3070 WALLBOARD  
 3570 WALLBOARD



ANCHOR ROD PLAN

- 3 3'-4 1/2 J=8.50
- 2 1'-6
- 1 1'-0

Dimension Key

THE BUILDING IS DESIGNED WITH BRACING DIAGONALS IN THE DESIGNATED BAYS. COLUMN BASE REINFORCEMENT, BASE PLATES AND ANCHOR RODS ARE AFFECTED BY THIS BRACING AND DIMENSIONS MAY NOT BE RELOCATED WITHOUT CONSULTING THE BUILDING SUPPLIER'S ENGINEER.

THIS PLAN IS FOR THE BUILDING AND NOT FOR THE FOUNDATION. THE FOUNDATION DESIGN IS THE RESPONSIBILITY OF THE FOUNDATION ENGINEER. THE FOUNDATION ENGINEER SHALL VERIFY THE ANCHOR ROD LOCATIONS AND SPACING WITH THE FOUNDATION DESIGN. THE FOUNDATION ENGINEER SHALL VERIFY THE ANCHOR ROD LOCATIONS AND SPACING WITH THE FOUNDATION DESIGN. THE FOUNDATION ENGINEER SHALL VERIFY THE ANCHOR ROD LOCATIONS AND SPACING WITH THE FOUNDATION DESIGN.

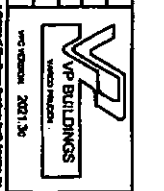
Finalized Floor Elevation = 100'-0" unless noted otherwise

NO.	DATE	DESCRIPTION	BY	CHECKED
1				
2				
3				

PROJECT	3200 Pinyon Oaks Circle Memphis TN 38125
CLIENT	VP BUILDINGS
LOCATION	Underwood, Iowa
DESIGNER	Berthelsen
DATE	3/9/2022

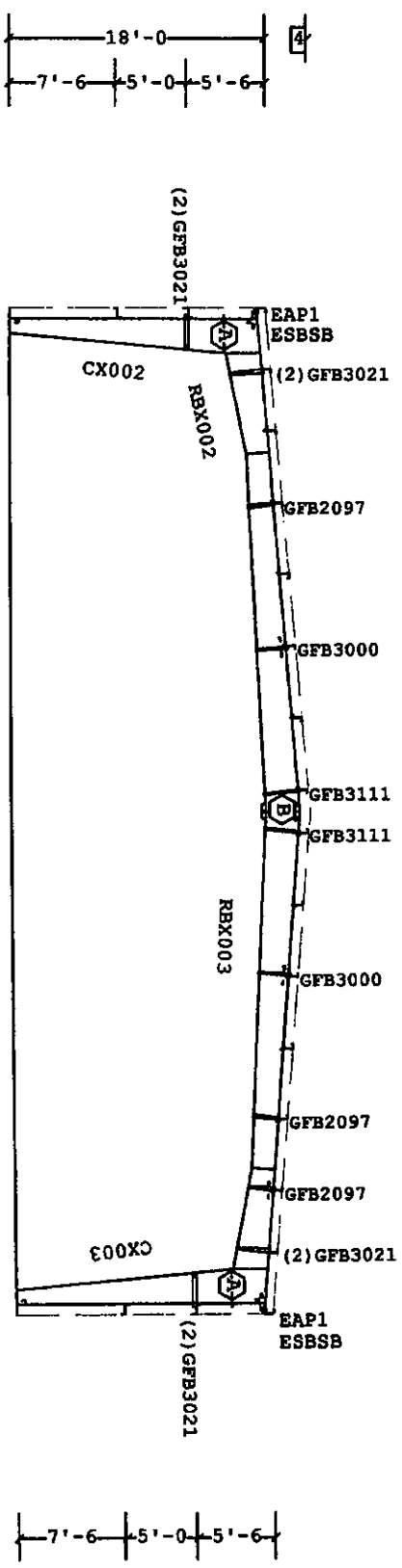
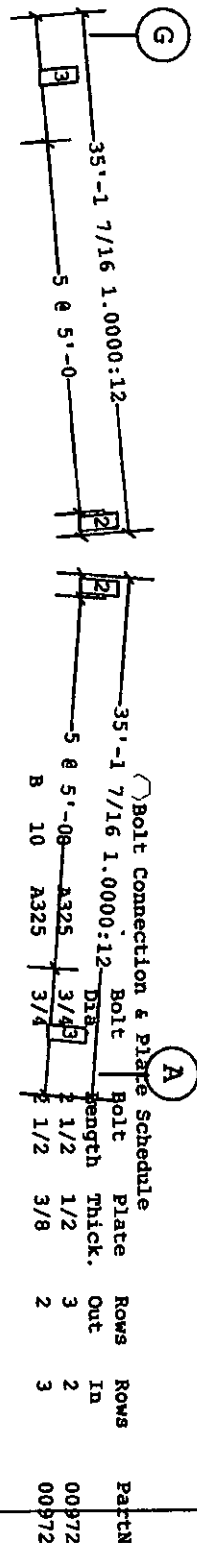
ANCHOR ROD PLAN



VP BUILDINGS 2021.3b

Frame Member	Part	Mem	Width	Schedule	Thick	WebThk.	Depth1	Depth2	Approx. Lgth
CX002	1	6.0000	.3750		.1644	1'-0	2'-5	15'-1 3/8	
RBX002	2	5.0000	.3750		.1875	2'-5	1'-7	35'-1 3/16	
RBX003	3	5.0000	.3750		.1875	1'-7	2'-5		
RBX003	4	5.0000	.3750		.1875	2'-5	1'-7	35'-1 3/16	
RBX003	5	5.0000	.3125		.1875	1'-7	2'-5		
RBX003	6	6.0000	.3750		.1644	1'-0	2'-5	15'-1 5/16	

**Frame Clearances**  
 Horiz. Clearance between members 1 (CX002) and 6 (CX003): 63'-9"  
 Horiz. Clearance at member 1 (CX002): 15'-1 3/8"  
 Vert. Clearance at member 6 (CX003): 15'-1 5/16"  
 Finished Floor Elevation = 100'-0" (Unless Noted Otherwise)  
 1006#  
 438#

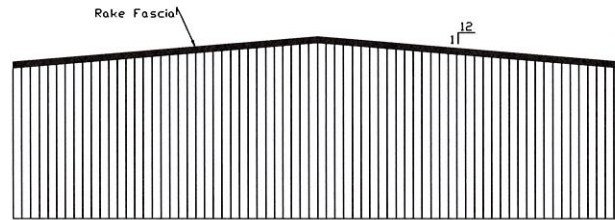


- 4 20'-11 Ridge Ht.
- 3 2 @ 4'-3 3/8
- 2 1'-6 11/16
- 1 8 1/2

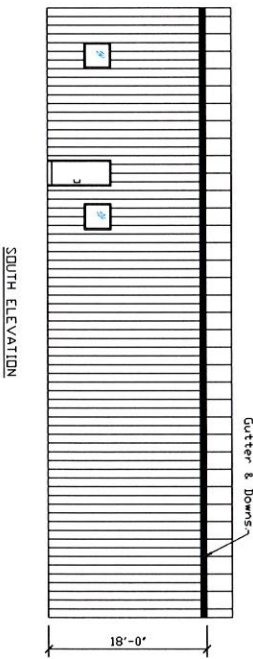
☐ Dimension Key

1. USE 1/2 X 1 1/2 ASST BOLT (4800) AND NUT (4715) WHO WASHERS. BRID TIGHTEN BOLTS FOR ALL SECONDARY CONNECTIONS. SECONDARY CLIP CONNECTIONS AND FLANGE BRACE CONNECTIONS. UNLESS NOTED OTHERWISE.  
 2. SLOT REINFORCEMENT PLATES NEED NOT BE LOCATED ON THE SAME SIDE OF THE WEB AS THE HILLSIDE WASHER.

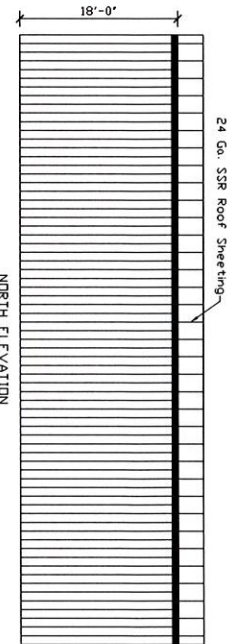
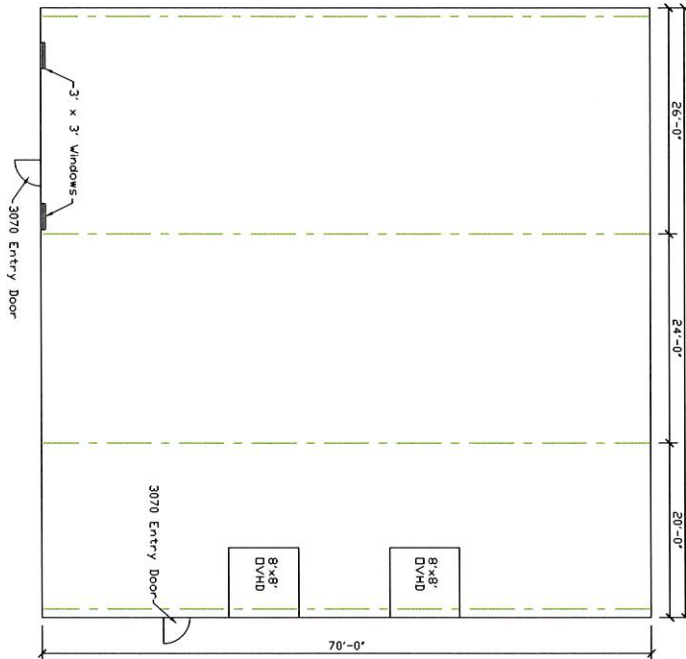
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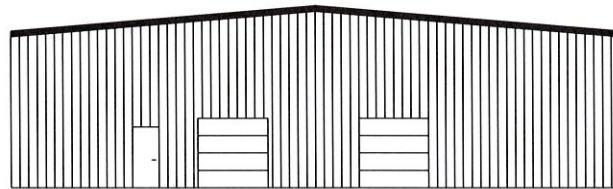
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

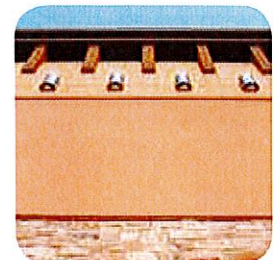
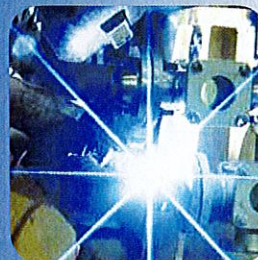


EAST ELEVATION

IRON SPECIALTIES, INC.		TITLE: Bertelsen Farms FP/Elevations	SECT 1
SCALE 1/16" = 1'	DATE: 03/09/22	DRAWN BY: CTO	NO. 1



V A R C O P R U D E N B U I L D I N G S



The  
Ultimate  
Building Solution  
For Building Designers



## VP Buildings is a world leader in systems construction.

VP specializes in providing architects, engineers and building specifiers with cost-effective solutions to meet their project requirements for both design and function.

With six strategically located service centers and multiple production resources, VP is a market leader in the building systems industry throughout the United States and Canada.

Using advanced design and engineering tools such as VP Command, our proprietary design and estimating software, building decision makers can rely on VP and the VP Builders to provide a complete system solution – on time and within budget.

With the growing focus on the environmental impact a building has on its surroundings and occupants, both initially AND over the life cycle of the building, VP's superior design strategies optimize steel design to reduce waste and cost. Further, sustainable design and construction practices in the building systems industry notably reduce, and in some cases eliminate certain perceived negative impacts a building may have on the environment and occupants.

While VP provides part of the overall solution for a project seeking to become LEED certified, the areas where VP provides the most direct impact are:

- ▶ Recycled Content
- ▶ Recyclability / Reuse in the future
- ▶ Energy Efficiency
- ▶ Cool Roof materials
- ▶ Daylighting solutions

## S U S T A I N A B L E   D E S I G N



- 1 VP uses recycled materials and all structural elements can be recycled in the future
- 2 VP uses advanced engineering and design strategies to optimize material usage to minimize waste in construction
- 3 VP's proprietary SuperBlock system, when used with the appropriate type and amount of insulation, can deliver in-place and hot-box tested U-values to meet most requirements

- 4 VP's roof panels are available in Cool Roof Colors for both low slope and high slope applications
- 5 Using VP's daylighting solutions, such as VP's PrisMAX SL, Tuf-lites or Wallites, can enhance your building's energy efficiency and improve interior lighting
- 6 Roof slopes, gutters and downspouts promote water efficiency by directing water run-off

## KXL™ Finish Wall & Roof Panel Colors

VP uses high-quality paint systems designed to provide long-term performance and protection. Each coating is formulated with thoroughly researched, tested and field-proven pretreatments, primers, resins and pigments that can meet your design and performance requirements. VP Buildings reserves the right to change color offerings without notice. Metal sample chips are available upon request from VP Buildings.

■ VP colors designated as Cool have a value for Solar Spectrum Reflectance and Emissivity. These values are listed on the back of the corresponding color sample cards along with ASTM testing data. For Architectural Panel Colors, ask for item #6020; for Wall & Roof Panel Colors, item #6021. Consult your local governing agency for individual project requirements.

### KXL™ on Hot Dipped Galvanized & Galvalume®

This paint system combines ceramic pigmentation with polyvinylidene fluoride for superior, long-lasting performance. PVDF finishes are respected for their durability, resistance and color retention. Note: 70% PVDF finishes meet both Kynar 500® and Hylar 5000® specifications.

Special order colors are available upon request with pricing adjustments as needed. Some restrictions apply.

KYNAR 500® is a registered trademark of Atofina Chemicals, Inc. HYLAR 5000® is a registered trademark of Solvay Solexis, Inc. Galvalume® is a registered trademark of B.I.E.C. International, Inc.



Product availability  
1 = SLR II  
roof only  
2 = Roof panels  
only

## Varco Pruden Buildings throughout North America and Around the World

Varco Pruden products are available through our network of authorized General Contractors and building systems specialists.

There are 1,000 independent, authorized Varco Pruden Builders throughout the United States and Canada.

The Varco Pruden Builder in your area can work with you to provide a variety of resources to ensure that your building will meet your project needs, as well as



your schedule and budget. VP Builder services include assistance with site planning and structural design.

Owners can also rely on their VP Builder for material

options and recommendation along with accurate and complete project estimates.

Whether you are planning completely new building or upgrading and expanding

an existing facility, your VP Builder is ready to help.

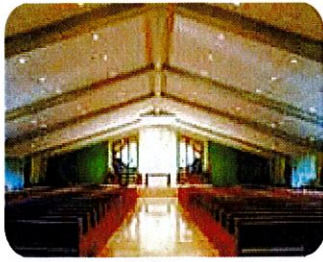
Varco Pruden also has an international presence with VP Builders and licensee affiliates around the world.

For more information about Varco Pruden and our network of independent authorized builders, visit us on-line at [www.vp.com](http://www.vp.com).





## Low-Rise Construction for a Variety of Applications



Rigid Frame



Continuous Truss



Rigid Frame



Continuous Beam



Continuous Truss with Transbay

VP frames are custom-designed for your project. All frames can be specified for use with non-load-bearing conventional walls – glass, brick, tilt-up, block, etc. Continuous Beam and Continuous Truss frames are recommended for use with load-bearing block or tilt-up walls.

### Solid Web Framing Solutions



#### Rigid Frame

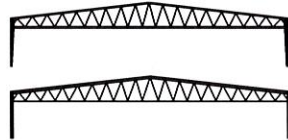
The VP Rigid Frame is the ideal system when economical, column-free interior space is desired. Clear spans up to 300' or more are available. On-Center, Off-Center Ridges and Single-Slope designs are available. All these economical clear-span structures permit unsurpassed flexibility in interior space utilization.



#### Continuous Beam

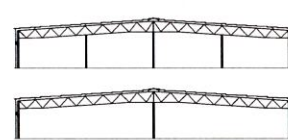
Where interior support columns are acceptable, as in vast production or storage areas, VP's Continuous Beam provides the greatest space at the lowest cost per square foot, with total flexibility in locating interior columns. Any width or eave height can be achieved. Interior column spaces can reach 100' or more.

### Open Web Framing Solutions



#### Rigid Truss

If your building plans call for unobstructed, column-free interior space, VP's open web Rigid Truss frame offers long clear spans along with the advantages of open web rafters. The open web design of the Rigid Truss frames holds down construction costs through optimal material use and reduction of required building heights. Ductwork, wiring, sprinkler systems and lighting can be incorporated through the trusses. Rigid Truss frames can be designed with tapered or straight columns and can have a pitched or straight bottom rafter. Roof pitch can be as low as 1/4:12.

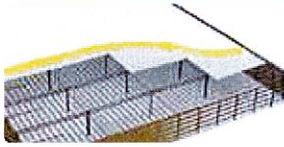


#### Continuous Truss

The open web design of VP's Continuous Truss frames can hold down construction costs through optimal material use and reduction of required building heights. HVAC ducts, wiring and sprinkler systems can be installed within the web of the trusses to maximize clearance beneath the rafter. The open web design also provides for enhanced lighting dispersal for better interior visibility. Continuous Truss frames can also be used with other framing systems including block, tilt-up, ordinary steel framing or even wood.

Through research and development, VP has expanded the capabilities of our systems to provide cost-effective solutions for all types of low-rise construction, including the ability to use EPDM roofing systems, concrete walls or heavy design load as part of a VP Building.

## Alternative Primary Framing Solutions



### Deck-Frame™

Deck-Frame is the first metal building support solution specifically designed for membrane roof applications. Deck-Frame combines the efficiency, speed and economy of steel systems construction with the aesthetic performance of a membrane roof system.



### Hybrid Construction

Each Hybrid Construction project is evaluated on an individual basis to determine the most economical and efficient solution. Hybrid projects are defined by their need for a tall structure, long span capabilities, and specific heavy design load requirements.



### Hard Wall System

VP Buildings works with designers and engineers to provide cost-efficient hard wall solutions that combine the benefits of VP's framing and roofing systems with hard wall applications. VP can accommodate either load-bearing and non load-bearing wall conditions and with VP's continuous beam structural framing, interior support spacing can meet a variety of floor plans.



Deck-Frame Exterior



Deck-Frame Interior



Hybrid Framing System



Trussed Purlin System

## Secondary Framing Solutions



### Cee & Zee Shaped Girts & Purlins

VP's standard secondary structural members include Zee shaped purlins for roof support and Cee shaped girts for wall support. These factory-formed members come in sizes of 7", 8<sup>1/2</sup>", 10" and 11<sup>1/2</sup>" and a full range of gauges.

These structural members are protected with G-30 galvanized coating and clear acrylic finish for protection against rusting and weather during transport and erection. VP also offers factory applied primers to protect your structure during transport and erection. VP's standard primer is gray. Options including bronze and red oxide are available for a small upcharge.



### Trussed Purlin System

*Less weight. Less cost. Less Restrictions.*

Today's open-space buildings have a new construction solution for bays up to 60' wide. VP's Trussed Purlin System will cover 70% of traditional bar joist applications, and the results are stronger and more attractive with 16% less weight per foot than traditional bar joists. The Trussed Purlin design can accommodate roof snow loads up to 40 pounds per square foot at a 5' spacing for a 60' span. Adjusting the span and/or spacing can accommodate higher loads. And in spite of their brawn, these purlins are better looking. VP Buildings has designed a product that does more, plus has more aesthetic appeal.

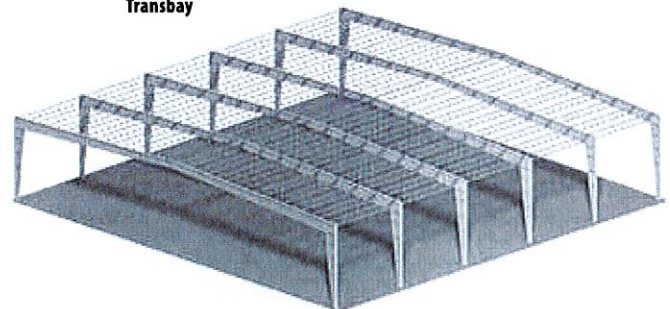


### Transbay™ Bar Joist System

*Perfect with bay spacing in excess of 40'*

VP's Transbay Bar Joist System can be used with all VP framing systems. It allows any bay spacing you need and is particularly appropriate in facilities with bay spacing in excess of 40'.

Transbay



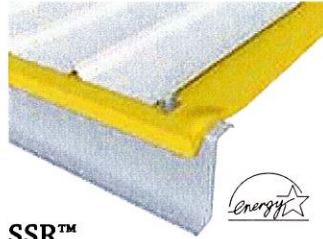


SSR Low Slope

Varco Pruden's top-of-the-line SSR™ standing seam roof, with millions of square feet in place has established itself as the benchmark in roofing value. The value starts with an unmatched useful life – backed by weathertightness warranties. SSR is comprised of factory-formed panels which are interlocked and machine seamed in place, yielding a single unit membrane. SSR's unique design effectively accommodates thermal expansion and contraction caused by temperature changes. VP's patented SSR ridge system provides a complete seal at the apex of your building. SSR accommodates up to six inches of faced fiberglass blanket insulation for high levels of energy efficiency.



SSR



SSR™  
Low slope, low maintenance

FEATURES

- ▶ 24" Coverage
- ▶ Lengths up to 52'
- ▶ Available in a variety of standard colors and unpainted Galvalume™
- ▶ Weather-tight seams over clip system
- ▶ Field-Seamed, weather-resistant Joint
- ▶ Roof Slopes as low as 1/4" in 12"
- ▶ UL 90 wind uplift rating available
- ▶ U.S. Army Corps of Engineers approved for wind uplift resistance
- ▶ Factory Mutual approved



SSR



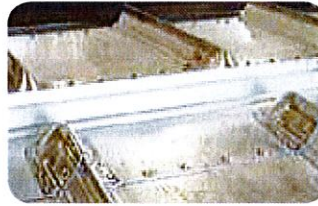
SLR II

The SSR system is a low-slope, clip-mounted roof that meets the most demanding performance specifications. These durable, low-maintenance panels are interlocked and mechanically field-seamed in place. This yields a single membrane allowing for quick construction and strength at a lower cost. The slotted clip allows for thermal movement. SSR's patented ridge system seams together and provides a true expansion joint. Panels are available in either 24 or 22 gauge zinc aluminum coated steel with 3"-high ribs.



Panel Rib Roof

Patented Seamed Ridge for SSR & HWR



Seamed Roof Ridge

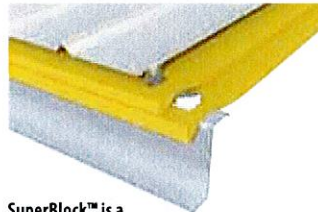
The perfect way to cap off a VP Buildings SSR or HWR roof. This unique design allows for a consistent look and efficient closure and protection at the apex of the roof.

Using a male and female ridge panel and a ridge end mastic, this assembly is easy to install.

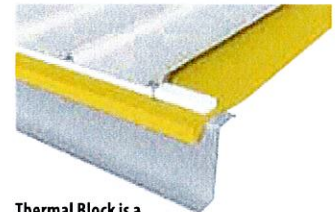
The VP Seamed Roof Ridge is available in either standard 24 gauge or optional 22 gauge zinc aluminum coated galvanized steel. Ridge caps can be powder coated to match VP standard roof colors.

VP Buildings' patented seamer tool seams the ridge to a weathertight 360° seal.

SuperBlock™ & Thermal Block Systems



SuperBlock™ is a two-layer system with a shielded block



Thermal Block is a single layer system with a pass-through clip

SuperBlock™ for SSR

Superblock™ is an exclusive and proprietary insulation system designed specifically for VP's SSR standing seam roof and is capable of delivering an ASTM-C236 Hot Box tested, in-place R-value of 23.25 or U-value of .043 using a reflective facing.

The unparalleled performance of the SuperBlock System is a direct result of the spatial relationship between the uniquely designed thermal block and fiberglass insulation. Other systems require more material and more labor, without achieving the same performance.

VP's SuperBlock System holds down the faced blanket as soon as it is placed and the roof clip tabs maintain a precise module without constant measuring. SuperBlock is an energy-efficient sustainable solution for your VP building.

Thermal Block offers an economical alternative for thermal efficiency. Combined with VP's specially designed clip, Thermal Block's 25 psi polystyrene material provides additional thermal performance to your roof system. \*with one layer faced and one layer non-faced. See product information for specific details.



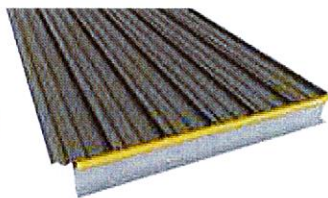
### SLR II™

Meets architectural specifications

#### FEATURES

- ▶ 16" Coverage with 2" Depth
- ▶ Lengths up to 50'
- ▶ Available in 21 colors and unpainted Galvalume™
- ▶ Weather-tight seams over clip system
- ▶ Roof Slopes as low as 1/4" in 12"
- ▶ UL 90 Wind Uplift Rating Available
- ▶ U.S. Army Corps of Engineers Approved for Wind Uplift Resistance
- ▶ Field-Seamed Weather-Resistant Joint
- ▶ Factory Mutual Approved

This Architectural/Structural Roof System is a low-slope, concealed-fastener roof that meets most architectural performance specifications. Using factory-installed sealant, pre-caulked galvanized clips and field-seaming, this roof system provides unsurpassed performance and leak resistance. Panels are available in 22 or 24 gauge Galvalume™ steel. The thermally responsive galvanized panel clip combines a 22 gauge hook and a 16 gauge clip.



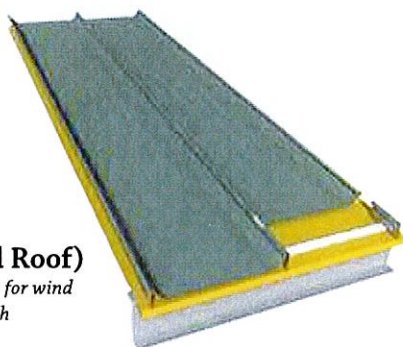
### Panel Rib™ Roof

Attractive and economical

#### FEATURES

- ▶ 36" Coverage
- ▶ Lengths up to 43'
- ▶ Available in a variety of standard colors and unpainted Galvalume™
- ▶ Color matched fasteners
- ▶ Roof Slopes as low as 1/2" in 12"
- ▶ UL 60 and UL 90 Wind Uplift Ratings Available
- ▶ Dade County Building Commission Approved

Panel Rib is an attractive, high-quality, low-maintenance roof for tight budgets. The panel is 36" wide and is attached with self-drilling, color-matched fasteners. This system offers you enhanced roof integrity and quicker installation. Sealant is applied to every metal-to-metal contact point, resulting in a weather-resistant roof. The panel has 1-1/4"-high ribs and comes in lengths up to 41'. Panels are available in either 24 or 26 gauge zinc aluminum coated steel.



### HWR (High Wind Roof)

Exceptional design strength for wind speeds greater than 130 mph

#### FEATURES

- ▶ 3" trapezoidal seams and 24" panel width
- ▶ 180° field-seamed for weather tight performance
- ▶ Available in cool paint colors or unpainted metallic finish
- ▶ Meets Factory Mutual UL-90 ratings
- ▶ Has State of Florida and Miami-Dade County product approval

VP's HWR (High Wind Roof) system uses an advanced clip design and 180 degree seam to ensure long-life performance in high wind conditions. Available in 24 standard and optional

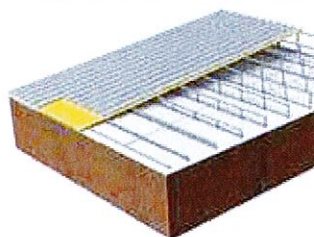
22 gauge, HWR roof panels are factory roll-formed, 24" wide, 3" tall trapezoidal rib, standing seam roof panels. Made from sturdy ASTM A792 Aluminum- Zinc alloy steel material, finish options include acrylic coated (unpainted) or factory-coated KXL finishes with "cool" rated performance and a wide selection of standard colors.

Featuring VP's patented ridge system, HWR is ideal for commercial and industrial building uses in either new construction or retrofit applications. The minimum roof slope is ¼:12; maximum roof slope is 4:12.

## Varco Pruden Retrofit and Re-roof Solutions

Whether your building is pre-engineered or conventional construction, VP Roof Systems has a solution to stop roof leaks, reduce maintenance costs and improve the appearance of your facility. Regardless if your current roof is a non-metal or a metal roof... flat or sloped, Varco Pruden Roof Systems gives you:

- ▶ A roof system designed to meet the highest industry standards for quality and performance
- ▶ The option of adding slope to flat roofs, eliminating "ponding" and problems related to standing water
- ▶ Increased energy-efficiency with additional insulation and "cool paint" formulations
- ▶ Long-term, weather-tight protection and fewer roofing headaches



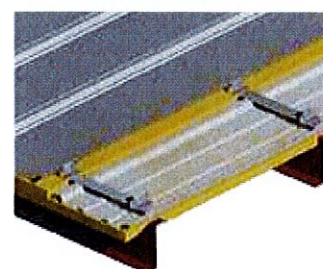
### Slope Build Up Retrofit Roof

Eliminate roof leaks and ponding

#### FEATURES

- ▶ Added slope to existing roof promotes positive drainage and eliminates ponding
- ▶ Architectural roof sheeting improves building appearance
- ▶ Weathertight seams eliminate leaks
- ▶ Adding insulation improves energy efficiency

VP Roof Systems' slope build-up re-roof solution eliminates roof leaks, reduces maintenance costs and improves energy efficiency. Whether you need to cover asphalt shingles or build up a valley gutter to re-direct drainage, VP's slope build-up system is engineered to solve existing roof challenges.



### Cover-Rib™ System

Replace a ribbed roof with VP's SSR

#### FEATURES

- ▶ Uses SuperBlock II to maintain modularity
- ▶ Installation does not require existing roof "tear-off" resulting in faster installation and minimum disruption of business
- ▶ Available in cool rated panel colors
- ▶ UL and FM ratings available

Give new life to an older ribbed metal roof by installing VP's Cover-Rib System. VP's superior all steel panels attached with SuperBlock II improves thermal performance and provides years of weathertight protection. The Cover-Rib System with SuperBlock II provides a method to replace and upgrade an existing metal roof without disrupting ongoing operations inside the building. Your new roof is backed by weathertight warranties for up to 25 years. New SSR roof panels are available in a selection of cool paint finishes. VP roof panels are coated with 70% fluoropon finish for long-term color performance and formulated to meet "cool roof" requirements.



# Metal Wall Systems

VP Buildings' steel wall and roof systems are designed, engineered and manufactured to give years of efficient, low-maintenance service. Available in a wide selection of attractive color choices, VP panel finishes are warranted for up to 25 years.

VP metal panels can be insulated with most standard insulation systems to achieve a thermally efficient building envelope. Additionally, VP Buildings offers a complete line of trim and accessory packages including gutters, downspouts and opening trims, widows, doors, entrance canopies, vents and louvers.



### Panel Rib™ Wall

*Most economical exterior wall system*

#### FEATURES

- › 36" Coverage
- › Lengths up to 43'
- › 1-1/4"-High Rib
- › 26 ga. Galvalume™ Steel standard and 24 or 22 ga. optional
- › Available with standard crimped base (see illustration below) or square cut with base trim
- › Dade County Building Commission Approved

Panel Rib is our most economical wall system. In fact, this wall system is more economical than wood, concrete or masonry alternatives. Self-drilling, color-matched fasteners and a 36" panel width give you rapid, economical installation. Panel Rib comes in lengths up to 41', which can provide a continuous panel from foundation to eave. This eliminates the need for endlaps and assures you of wall integrity and weathertightness. Panels are available in 26 gauge standard and 24 or 22 gauge options.



### RPR™ Panel

*Reverse-rolled version of Panel Rib*

#### FEATURES

- › 36" Coverage
- › Lengths up to 43'
- › 1-1/4"-High Rib
- › 26 ga. Galvalume™ Steel standard and 24 or 22 ga. optional
- › Semi-concealed fasteners
- › Supports 6" blanket or 2-1/2" insulation board

RPR panel is a reverse-rolled version of our popular Panel Rib profile. This economical wall system features self-drilling, color-matched fasteners and a 36" panel width to provide fast and easy installation. RPR Panel comes in lengths up to 41', which can allow a continuous panel from foundation to eave. No need for endlaps means better wall integrity and weathertightness. RPR can effectively utilize up to 6" of blanket insulation as well as up to 2-1/2" of rigid board insulation. Your VP builder can assist you in selecting the optimal insulation approach, considering up-front costs and long term energy savings.



### Vee Rib™

*Features semi-concealed fasteners*

#### FEATURES

- › 36" Coverage
- › Lengths up to 39'
- › 1-1/4"-High Reveal
- › 26 ga. Galvalume™ Steel standard and 24 or 22 ga. optional
- › Embossed Finish
- › Semi-concealed fasteners
- › Dade County Building Commission Approved

The Vee Rib wall panel features semi-concealed fasteners located in the bottom of the V-groove. Its surface, embossed for aesthetics, reduces glare. Self-drilling fasteners and 36" panel width provide for economical installation. Vee Rib comes in lengths up to 39', which can provide a continuous panel from foundation to eave. This eliminates the need for endlaps and assures you of wall integrity and weathertightness. Panels have a V-groove pattern creating 1-1/4" reveals and are available in standard 26 gauge with 24 or 22 gauge options.



### Tech-Four™

*Concealed fastener wall system*

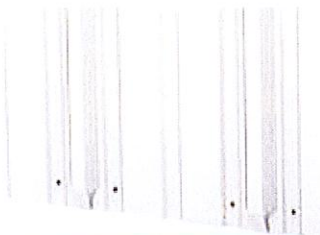
#### FEATURES

- › 16" on-center panel
- › Lengths up to 40'
- › 2" depth for added strength
- › 3/8" deep x two 4" wide recesses
- › 24 ga. standard
- › Embossed finish
- › Concealed fasteners

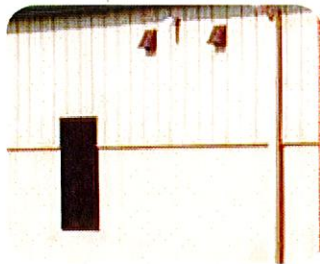
Tech-Four panels provide 16" of coverage and are 2" deep for added strength. The panel features two 3/8"-deep 4" wide recesses for a 4"x4"x4" profile. Panels are standard 24 gauge and come in lengths up to 40'. Tech-Four's interlocking fastener locations give the panel a concealed profile with bold architectural lines. All fasteners are concealed and the steel is embossed to enhance appearance. Tech-Four can be easily insulated with a wide variety of insulation systems—batt, blanket, or rigid board—to greatly enhance the energy efficiency of your building.

## Masonry, Block, Tilt-up Concrete Walls

VP framing systems permit an unlimited variety of materials for a building exterior. Regardless of the type of project, VP systems can be combined with wood, stone, brick, block, glass, tilt-up concrete or EIFS, adding design flexibility and economy. Additional examples can be seen at [vp.com](http://vp.com). VP has manufactured thousands of projects where the architect or owner preferred an alternative to exterior metal panels.



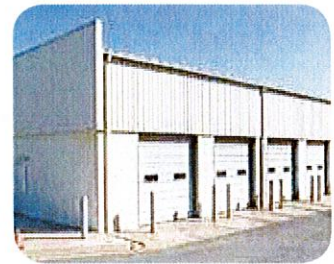
Panel Rib



RPR Panel



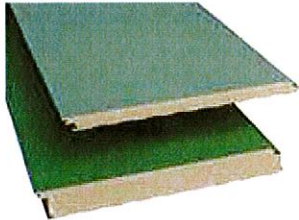
Vee Rib



Tech Four

ThermalClad insulated wall panels are ideal for food processing facilities, dry goods warehouses and other controlled-environment buildings where temperature and insulation values are critical. The lightweight yet durable panels have a superior insulating value which is maintained throughout the life of the building. All insulated cores of

ThermalClad panels are made from foam-in-place blister-free, non-CFC polyurethane, which meets the requirements of most major building codes for cold storage construction. ThermalClad panels have been tested and received a Factory Mutual-Class 1 approval.



## Architectural

For controlled-environments

### FEATURES

- ▶ Offset double tongue-and-groove side joint
- ▶ Fastener head and clip concealed in side joint
- ▶ Lengths from 8'-32'
- ▶ R-values up to R-34.06 available
- ▶ 36" Coverage
- ▶ 22 ga. Galvalume™ Steel external with 26 ga. internal standard

VP's Architectural wall panels are designed for high profile projects that require a flush exterior wall finish. This panel is 36" wide and available in four thicknesses, each with an insulated core made from foamed in-place, blister free, non-CFC polyurethane. Maximum panel length is 32'. Four thicknesses are available.

The exterior panels are made from extra heavy-duty 22 gauge, G-90 steel, coated with a 70% PVDF fluoropolymer finish. Interior panels are planked style 26 gauge steel, factory coated with a white polyester finish. USDA approved finishes available.



## Shallow Plank

For controlled-environments

### FEATURES

- ▶ Offset double tongue-and-groove side joint
- ▶ Fastener head and clip concealed in side joint
- ▶ Lengths from 8'-40'
- ▶ R-values up to R-34.06 available
- ▶ 42" Coverage
- ▶ 26 ga. Galvalume™ Steel external with 26 ga. internal standard
- ▶ 24 ga. external optional

VP's ThermalClad Planked Panels feature sturdy 26 gauge steel panels on both exterior and interior faces. The exterior panel is factory-formed with vertical lines to present an attractive and durable finished wall ideally suited for most commercial and industrial buildings. Four thicknesses are available. The embossed G-90 steel exterior panels are coated in 70% fluoropolymer finish to provide long term, low maintenance performance. Interior panels are factory coated with a white polyester finish. USDA approved finishes available.



## Reveal

For controlled-environments

### FEATURES

- ▶ Offset double tongue-and-groove side joint
- ▶ Clips and fasteners concealed in side joint
- ▶ R-values up to R-34.06 available
- ▶ Standard lengths from 8'-40'
- ▶ 42" Coverage
- ▶ 26 ga. Galvalume™ Steel external with 26 ga. internal standard
- ▶ 24 ga. external optional
- ▶ Embossed Finish

Reveal Panels feature sturdy 26 gauge steel panels on both exterior and interior faces. The exterior panel is factory-formed with bold vertical lines to present an attractive and durable finished wall, ideally suited for most commercial and industrial buildings. The embossed G-90 steel exterior panels are coated in 70% fluoropolymer finish to provide long term, low maintenance performance. Four thicknesses are available. Interior panels are planked design 26 gauge steel, factory coated with a white polyester finish. USDA approved finishes available.



## Tuff-Wall™

Features semi-concealed fasteners

### FEATURES

- ▶ The masonry look of stucco with the efficiency of an insulated metal panel.
- ▶ A durable finish that is highly resistant to impact and abrasion
- ▶ A 10-year limited warranty
- ▶ 42" panel width

VP's Tuff-Wall™ is an exceptionally attractive stucco-like insulated wall panel that provides a highly-desired look. The panel's textured surface has a hard aggregated fiber reinforced polymer coating created with the factory applied Tuff-Cote finish system. Tuff-Cote™ finish offers an extremely durable, impact and abrasion resistant coating that withstands severe weather conditions. Unlike field-applied finishes that are vulnerable to damp or cold weather, Tuff-Wall™ panels can be erected in virtually any weather condition. As an added value, Tuff-Wall™ panels can function as the finished interior walls in many applications. Maximum panel length is 40'. Four thicknesses are available.

Exterior metal walls are a sturdy 26 gauge steel, surrounding an insulated core of foamed in-place, blister free, non-CFC polyurethane. Interior panels are 26 gauge steel, factory coated with a white polyester finish. USDA approved finishes available.

### R-Values with Air Films

Panel Thickness	75° Mean Temperature	40° Mean Temperature
2"	15.14	17.03
2.5"	18.71	21.29
3"	22.27	25.55
4"	29.42	34.06



Architectural



Planked



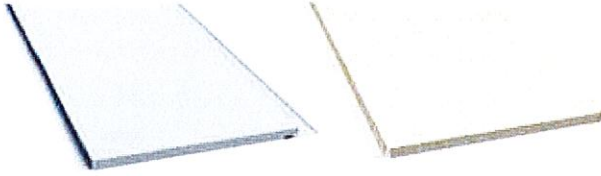
Reveal



Tuff-Wall™



## Alternative Wall & Roof Systems



### ImpressaClad™

A metal panel with an embossed texture

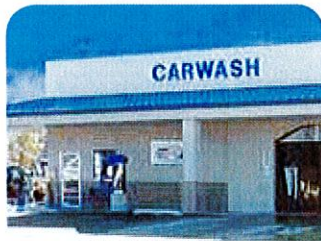
#### FEATURES

- ▶ 16" wide coverage
- ▶ Easy installation with concealed fasteners
- ▶ Clip-less design
- ▶ Panels to 26' length
- ▶ Color-matched accessories
- ▶ Lightweight – 2 lbs/sq. ft.
- ▶ 20 year warranty
- ▶ 6 standard colors (custom colors available)

ImpressaClad is an architectural wall panel system that combines heavy gauge galvanized steel with embossed color finishes. ImpressaClad panels are manufactured from 20-gauge galvanized G-90 steel, coated with long-life Kynar paint finishes in 6 unique colors. Kynar paint finishes are respected for their durability, resistance and color retention. ImpressaClad comes with a 20-year warranty. Installed panel width is 16". Panel lengths range from 14" to 26'. The top and bottom of every panel has a 5/8" fold back. This allows the panel to nest end-to-end when installing on taller building projects.



TextureClad



ImpressaClad

### TextureClad™

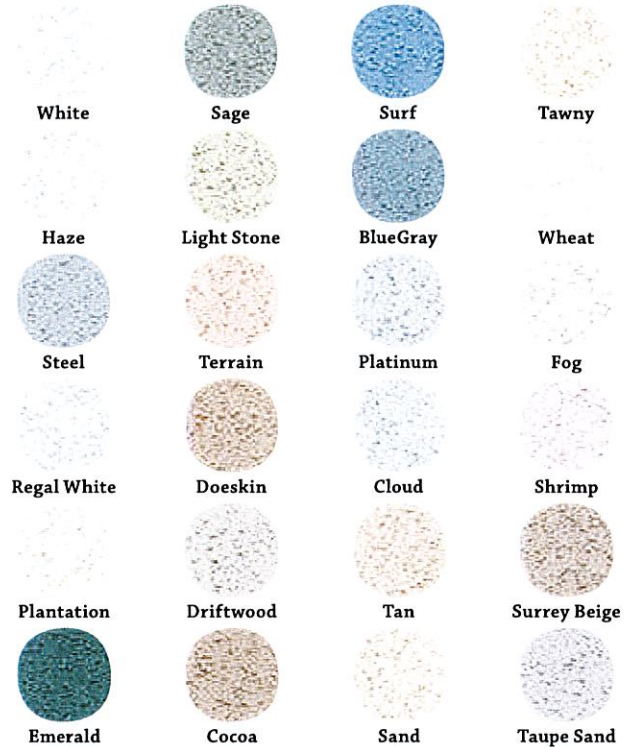
A metal panel with the look of textured stucco

#### FEATURES

- ▶ 16" wide coverage
- ▶ Lengths from 2' to 25'
- ▶ Concealed fastener installation
- ▶ Factory applied stucco finish
- ▶ Color-matched accessories
- ▶ Lightweight – 2 lbs/sq. ft.
- ▶ Low maintenance
- ▶ Durable
- ▶ Available in 24 standard colors

TextureClad combines the rich look of textured stucco with the strength and durability of 20 gauge steel to create a lightweight, easy to install, exterior wall system. Panels are designed to meet the demands of local building ordinances where traditional metal wall panels are prohibited. Panels are coated with a specially formulated blend of fiber reinforced polymer/aggregate composition and are oven cured to ensure added durability. Finish is resistant to water, cracking, flaking, chalking and mildew. TextureClad finish is backed with a 20 year warranty. Panels can be attached directly to standard wall girts with up to 6" of batt insulation.

### TextureClad Colors



### ImpressaClad Colors



### Accessories

#### Most everything you may need to complete your building project

VP offers quality and economical accessories designed and manufactured to work with building systems.

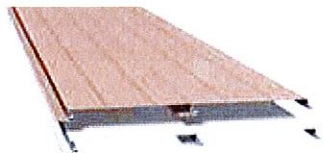
- ▶ Roof and wall vents or louvers
- ▶ Expi-Door 500 & 700 walk doors
- ▶ Windows
- ▶ Canopies for walk doors or deck doors
- ▶ Skylights and wall-lites
- ▶ Roof curbs

Accessories come in a selection of colors and finishes to meet the overall design requirements of a building. Using accessories and components designed to work with your building will help assure years of trouble-free service. VP also provides a wide variety of special-use items to make sure your finished building is an attractive, functional, high-quality structure. Expi-Door 500 and 700 pre-assembled door packages are designed for use in a VP building and include options for door leaves and hardware.



Expi-Door Systems

## Soffit and Interior Liner Panels



### FP-12 Soffit

*Beaded or flush*

#### FEATURES

- ▶ Lengths from 2' to 15' (panel lengths over 15' require stiffening bead(s))
- ▶ 7/8" profile depth of panel
- ▶ 24 ga. standard
- ▶ Concealed fasteners

Smooth face (12" flat — limited to applications less than 15'); one stiffening bead (6" x 6") or two stiffening beads (4" x 4"/4") FP-12 is available in standard 24 gauge and a limited selection of our long-life our XXL colors.



### Deck-Liner™ Panel

*Dual purpose interior panel*

#### FEATURES

- ▶ 36" Coverage
- ▶ Lengths up to 25'
- ▶ 28 ga. zinc coated steel
- ▶ Available in white or Galvalume®
- ▶ 7/8" profile depth of panel

This dual purpose liner panel performs well as part of a composite roof system or as an interior wall panel. Longer lengths available with considerations for shipping and erection.



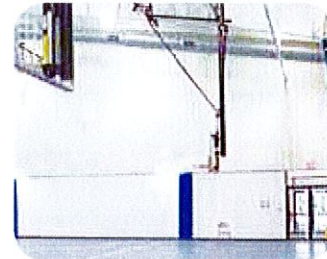
### VP Liner Panel

*Economical interior wall system*

#### FEATURES

- ▶ 36" Coverage
- ▶ Lengths up to 41'
- ▶ Same profile as Panel Rib
- ▶ 28 ga. zinc coated steel
- ▶ 12" on center ribs

Liner Panel is an ASTM A653 Grade 33 steel with a zinc coating. The panel is painted with a white polyester finish on one side and a gray primer coating on the reverse.

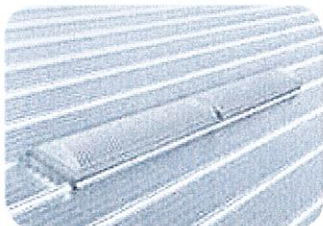


Liner Panel



FP-12 Soffit

## Daylighting



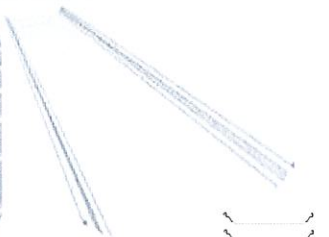
### PrisMAX™ SL

*Prismatic lens allows for optimal day lighting without creating hotspots*

#### FEATURES

- ▶ Sturdy aluminum framing
- ▶ Patented diverter eliminates need for curb
- ▶ Easy to install in new or retrofit applications
- ▶ Available in 2'x10' and 2'x10'9" units
- ▶ Sections can be linked from ridge to eave

Featuring a prismatic lens, VP's unique skylight product offers exceptional day lighting performance for commercial and industrial buildings. Designed to work with VP's standing seam roof systems, PrisMAX™ SL (strip light) delivers long term weather tight performance. With a custom designed water diverter and sturdy aluminum framing, PrisMAX SL becomes an integral part of the standing seam roof system and does not require a curb system to provide a barrier against leaks. The skylight modules are 2' wide to match VP's roof panel width and come in either 10' or 10'9" lengths. Units can be linked to form continuous skylight between the ridge and eave.



### Translucent

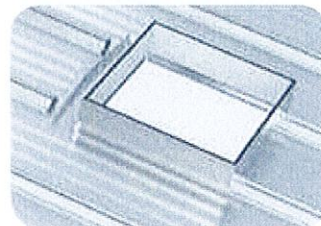
#### Tuf-Lite & Wallite

*Allows 60% light transmission*

#### FEATURES

- ▶ 60% light transmission
- ▶ Corrosion, chemical and weather resistant
- ▶ Class 1 fire rated; exceeds ASTM D3841: ICBO listing #5048
- ▶ Condensation pans optional on Tuf-Lite.

Choose these VP panels when natural diffused lighting is desired for brighter working conditions as well as savings on lighting costs. These translucent panels are made of white, fire-retardant FRP (fiber reinforced polymer) allowing for light transmission of 60%. And both Tuf-Lite and Wallite panels are extremely cost effective because they are incorporated right into the roof and wall panels of the building. Tuf-Lites are available for SSR and Panel Rib Roof. Wallites are available in Panel Rib and Vee Rib Wall profiles.



### DuraCurb™

*Rust-free aluminum skylight curb*

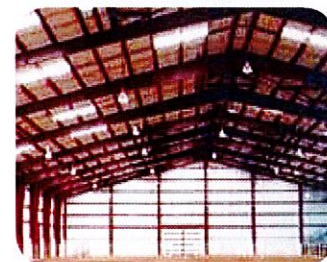
#### FEATURES

- ▶ Internal flange and pre-punched holes for fasteners eliminate water access
- ▶ Mitered corners and seams joined by weathertight, maintenance-free welds
- ▶ Water diverter channels rainwater to prevent pooling
- ▶ All components designed for VP's SSR or SLR II Roof

The standard DuraCurb is an all-aluminum, mill finished curb body. Painted curbs are also available. Packaged as kits, these curb units arrive at the jobsite, ready to install, complete with support framing, closures, fasteners, sealants and installation guide. DuraCurbs are easy to install, maintenance-free and offer weathertight protection for roof penetrations at HVAC units, skylights, smoke hatches and other roof openings. DuraCurb can be installed in new construction or retrofitted on an existing roof. DuraCurb is the only approved curb product available for Varco Pruden's Optima warranty.



PrisMAX SL Daylighting



Tuf-Lites



Wallites





## Varco Pruden Buildings

3200 Players Club Circle,  
Memphis, TN 38125  
901-748-8000  
www.vp.com

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Buildings North America, Inc.

### Service Center Locations

#### Arkansas

1115 Commerce Road  
Pine Bluff, AR 71601  
870.534.6030

#### North Carolina

7031 Albert Pick Drive, Suite 200  
Greensboro, NC 27409  
336.996.4801

#### California

530 South Tegner Road  
Turlock, CA 95380  
209.667.4951

#### Tennessee

3200 Players Club Circle  
Memphis, TN 38125  
901.748.8000

#### Missouri

2250 Lower Lake Road  
St. Joseph, MO 64504  
816.238.7550

#### Wisconsin

273 Water Street  
Evansville, WI 53536  
608.882.5000

### Participating Organizations

Metal Building Manufacturers Association — Founding Member  
Metal Building Contractors & Erectors Association — Member  
US Green Building Council — Member  
Canadian Sheet Steel Buildings Institute — Affiliate Member  
Cool Roof Rating Council — Participant



### Certifications

VP Buildings leads the industry in meeting or exceeding the highest standards of testing and certification.



IAS/IBC AC 472 Accredited



Cool Roof Rating Council



Miami-Dade County Approved



ASTM International



Energy Star\*



Quasar A660 Certified



Canadian Welding Bureau



Factory Mutual



US Army Corps of Engineers



Construction Specifiers Institute



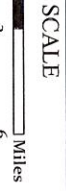
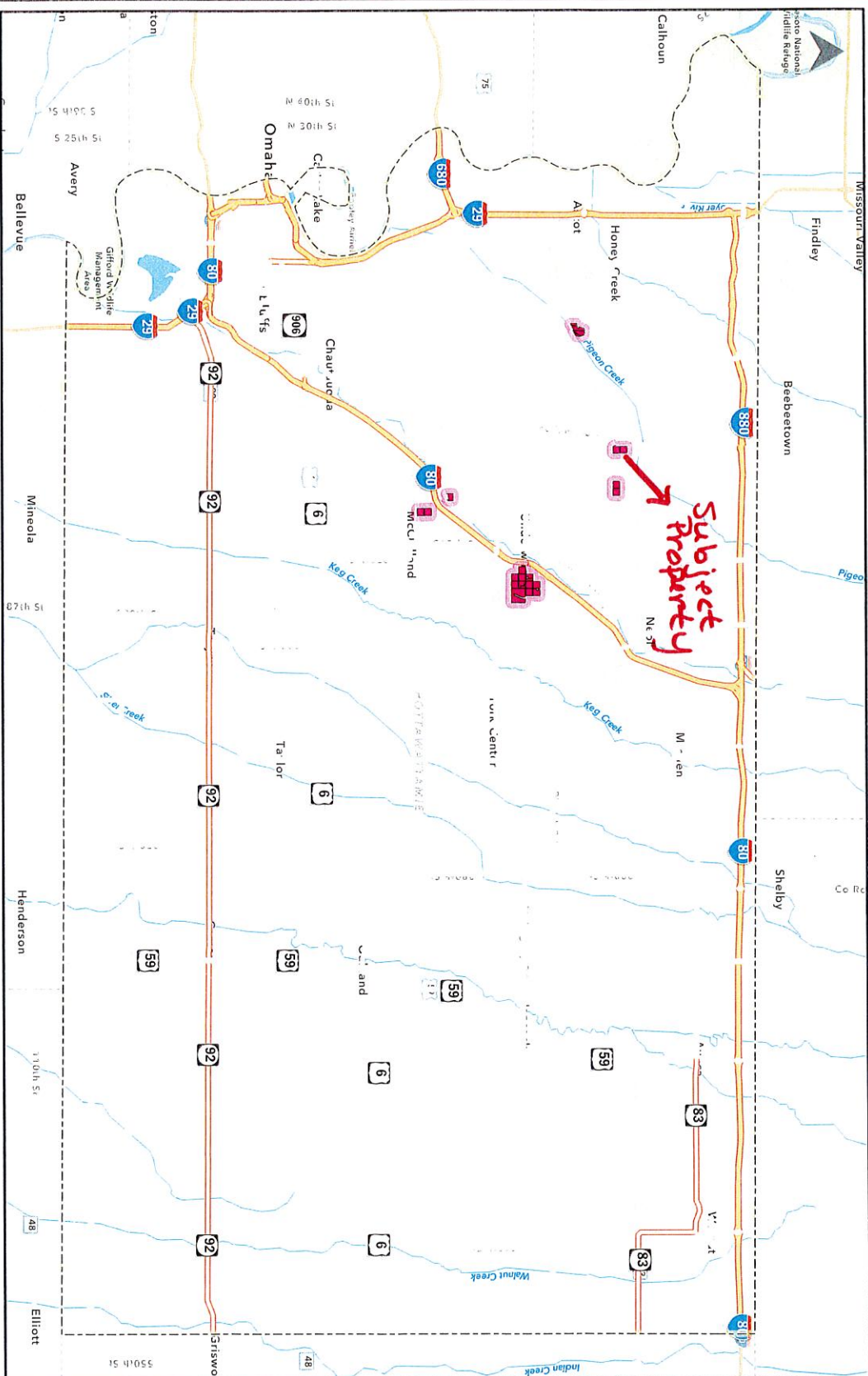
Florida Building Code Approved

For more specific information, ask for item #2099, where approvals and certifications for Dade County Florida to California Title 24 requirements, US Corps of Engineers to Factory Mutual and Underwriters Laboratory Wind Uplift approvals are identified.

Attachment #3 - Case# CU-2022-03

POTTAWATTAMIE COUNTY • IOWA

# BERTELSEN PROPERTIES

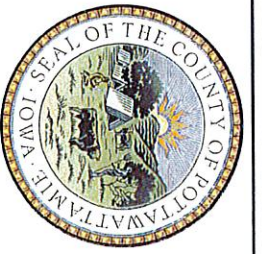


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**LEGEND**

- Bertelsen Properties
- County Boundary



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 Council Bluffs, IA 51501  
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<https://gis.pottcounty-ia.gov>  
 Current Time: 3/9/2022 3:49 PM

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