

Owner / Applicant Information

Tom Zmyslo  
Tonn & Blank Construction (Franciscan Health)  
1623 GREENWOOD AVE  
  
MICHIGAN CITY IN 46360  
Phone 2198797321  
Email TOM.ZMYSLO@TONNANDBLANK.COM

Submitter Information

Charles Keslin  
  
2915 Raleigh Court  
  
Naperville IN  
Phone 6309953620  
Email chuck@keslininc.com

Designer Information

Lou Oswald  
Hellmuth, Obata & Kassabaum, Inc.  
333 S Wabash Ave  
  
Chicago IL  
Phone 3127822000  
Email lou.oswald@hok.com

Project Information

Franciscan Health Crown Point Replacement Hospital  
12800 Mississippi Parkway

Crown Point IL 46307

County LAKE

Project Type New ☒ Y Addition ☐ Alteration ☐ Existing ☐ Change of Occupancy ☐

Project Status ☒ U F=Filed U or Null=Unfiled

IDHS Issued Correction order? ☒ No Has Violation been Issued? ☒ No

Violation Issued by: NA

Local Building Official

Phone:  Email:

Local Fire Official

Phone:  Email:



Variance Details

Code Name: other code not listed  
Table 1613.3.5(2), 2014 IBC

Conditions: Structural, structural cladding, elevator, and Non-structural components that are permanently attached to structures and their supports and attachments "Architectural, Mechanical, and Electrical Component Seismic Design Requirements" and will not be complied with - Section 1613.1

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

1=Non-compliance with the rule will not be adverse to the public health, safety or w

1

2= Applicant will undertake alternative actions in lieu of compliance with the rule to ensure that granting of the variance will not be adverse to public health, safety, or welfare. Explain why alternative actions would be adequate (be specific).

Facts: Due to the nature of the soil in Lake County, the Seismic Design Category Based on 1 Second Period Response Acceleration (Table 1613.3.5(2)) is Seismic Design Category C. Short Period (0.2 second) Response Accelerations (Table 1613.3.5(1)) assigns only Seismic Design Category A. Current design construction of the structure exceeds the requirements of Design Category A, due to wind base shear. The inclusion of Seismic Use Group III structures, located in Lake County in the comprehensive seismic design requirements beyond those of Design Category A is due to the recent exaggerated length of cycle and occurrence at faults affecting the Southern tip of Indiana, Illinois, Kentucky, Missouri, and Tennessee. The presumed seismic wave promulgation and soil's reaction to the design seismic occurrence is not based on actual occurrence, since it is so infrequent, but is based on a design model that has yet to be proven under all the conditions of this site. The variance request is; Design Category A for structural, structural cladding, elevators and non-structural components that are permanently attached to structures and their support attachments be based solely on determination on Short Period (0.2 second) Response Accelerations (Table 1613.3.5(1)).

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

☐ Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.

☐ Imposition of the rule would result in an undue hardship (unusual difficulty) because of major operational problems in the use of the building or structure.

☒ Y Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.

☐ Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure

Facts: Requiring Design Category determination based on 1 Second Period Response Acceleration (Table 1613.3.5(2)) will cost an additional \$1,000,000.00 to \$1,500,000.00. If the Commission allows overall compliance to Seismic Design Category A by Variance action, then the savings will be better spent providing other lifesaving medical aspects to the community currently living in the area served by this new facility.

