



APPLICATION FOR VARIANCE
 State Form 44400 (R7 / 10-13)
 Approved by State Board of Accounts, 2013

INDIANA DEPARTMENT OF HOMELAND SECURITY
 CODE SERVICES SECTION
 302 West Washington Street, Room W246
 Indianapolis, IN 46204-2739
http://www.in.gov/dhs/fire/fp_bs_comm_code/



INSTRUCTIONS: Please refer to the attached four (4) page instructions.
 Attach additional pages as needed to complete this application.

Variance number (Assigned by department)

16-06-01

1. APPLICANT INFORMATION (Person who would be in violation if variance is not granted; usually this is the owner)

Name of applicant	Title
Steve Kaufman	Owner
Name of organization	Telephone number
Senescent Healthcare, LLC	(847) 777.6933
Address (number and street, city, state, and ZIP code)	
175 Olde Half Day Road, Lincolnshire, IL 60069	

2. PERSON SUBMITTING APPLICATION ON BEHALF OF THE APPLICANT (If not submitted by the applicant)

Name of applicant	Title
Brad Moser	Architect
Name of organization	Telephone number
Tyson and Billy Architects, P.C.	(847) 229.8222
Address (number and street, city, state, and ZIP code)	
4000 Morsay Drive, Rockford, IL 61197	

3. DESIGN PROFESSIONAL OF RECORD (If applicable)

Name of design professional	License number
Ronald G. Billy, Jr.	AR11400058
Name of organization	Telephone number
Tyson and Billy Architects, P.C.	(847) 229.8222
Address (number and street, city, state, and ZIP code)	
4000 Morsay Drive, Rockford, IL 61197	

4. PROJECT IDENTIFICATION

Name of project	State project number	County
Lincolnshire Place Memory Care Facility	377891	Allen
Address of site (number and street, city, state, and ZIP code)		
11911 Diebold Road, Fort Wayne, IN		
Type of project		
<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Change of occupancy <input type="checkbox"/> Existing		

5. REQUIRED ADDITIONAL INFORMATION

The following required information has been included with this application (check as applicable):

A check made payable to the Indiana Department of Homeland Security for the appropriate amount. (see instructions)

One (1) set of plans or drawings and supporting data that describe the area affected by the requested variance and any proposed alternatives.

Written documentation showing that the local fire official has received a copy of the variance application.

Written documentation showing that the local building official has received a copy of the variance application.

6. VIOLATION INFORMATION

Has the Plan Review Section of the Division of Fire and Building Safety issued a Correction Order?

Yes (If yes, attach a copy of the Correction Order.) No

Has a violation been issued?

Yes (If yes, attach a copy of the Violation and answer the following.) No

Violation issued by:

Local Building Department
 State Fire and Building Code Enforcement Section
 Local Fire Department

7. DESCRIPTION OF REQUESTED VARIANCE

Name of code or standard and edition involved	Specific code section
2012 International Building Code	1008.1.9.7 Delayed Egress Locks

Nature of non-compliance (Include a description of spaces, equipment, etc. involved as necessary.)
 Five of the building's exterior exit doors open into an exterior courtyard. These 5 doors are equipped with delayed egress devices. The exit discharge from these 5 doors to the public way are controlled by an exterior gate with delayed egress panic hardware. Per 1008.1.9.7, only one delayed egress device is allowed.

8. DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE WILL BE PROTECTED

Select one of the following statements:

Non-compliance with the rule will not be adverse to the public health, safety or welfare; or

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 demonstrating that the above selected statement is true:

1. Per the most recent addition of the building code, the 2015 IBC, section 1010.9.7 (5) states "The egress path from any point shall not pass through more than one delayed egress system. Exception: In Group I-2 or I-3 occupancies, the egress path from any point in the building shall pass through not more than two delayed egress locking systems provided the combined delay does not exceed 30 seconds." While the building was designed under 2012 standards, the 2015 recognized the need for added security in I-2 occupancies without any increase in the public health, safety, or welfare.

2. 1008.1.9.7 states that "a building occupant shall not be required to pass through more than one door equipped with a delayed egress lock before entering an exit." An exit is defined as "that portion of a means of egress system between the exit access and the exit discharge or public way." Since the second delayed egress device is along the exit discharge and after the exit, it could be interpreted that a second delayed egress device at an exterior location (after the exit) would be allowed.

9. DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE

Select at least one of the following statements:

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.

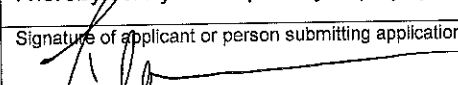

Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.

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

Facts demonstrating that the above selected statement is true:
 Residents of the memory care center are involved in programs and activities using the exterior courtyard, supervised by staff members. According to some statistics, 60% of Alzheimer patients exhibit wandering behavior. Therefore, it is extremely important that the staff has adequate warning if a resident attempts to exit through the courtyard gate. A secondary delayed egress device would allow added time for the staff to react to an unauthorized exit.

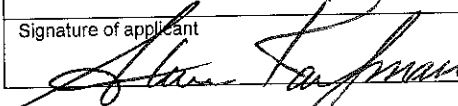
10. STATEMENT OF ACCURACY

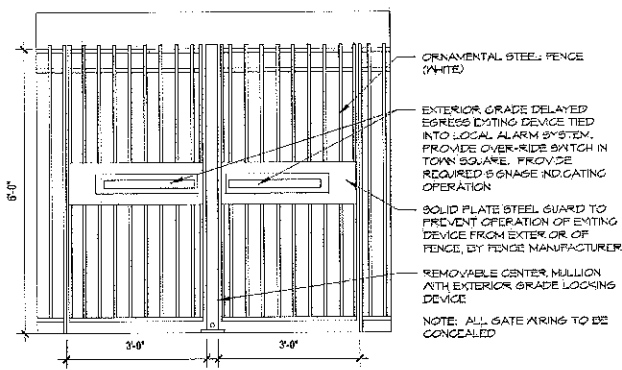
I hereby certify under penalty of perjury that the information contained in this application is accurate.

Signature of applicant or person submitting application	Please print name	Date of signature (month, day, year)
	Brad Moser	04/13/2016
Signature of design professional (if applicable)	Please print name	Date of signature (month, day, year)
	Ronald G. Billy, Jr.	04/13/2016

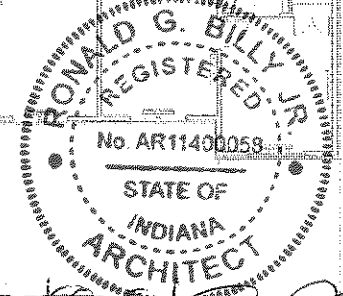
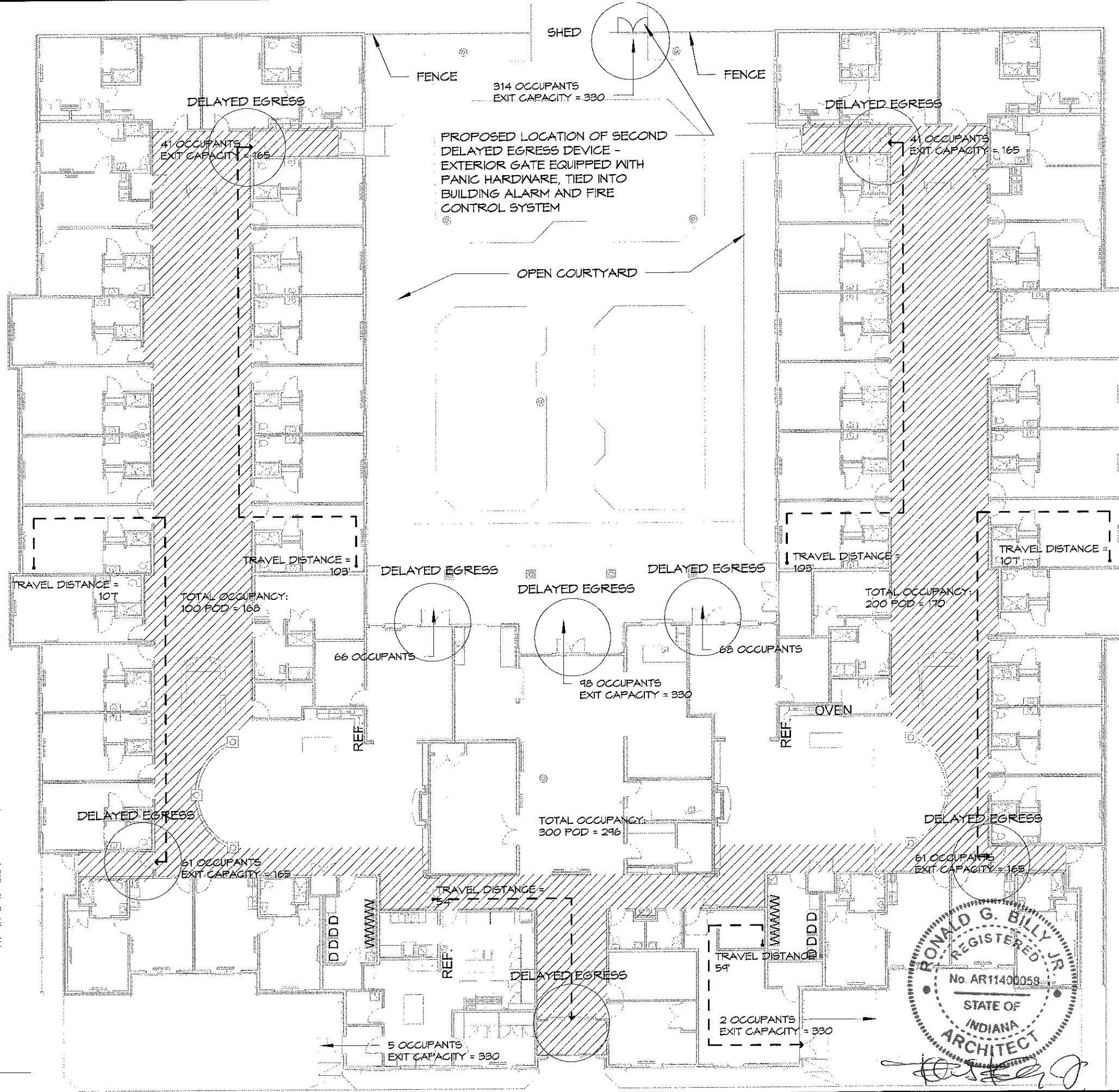
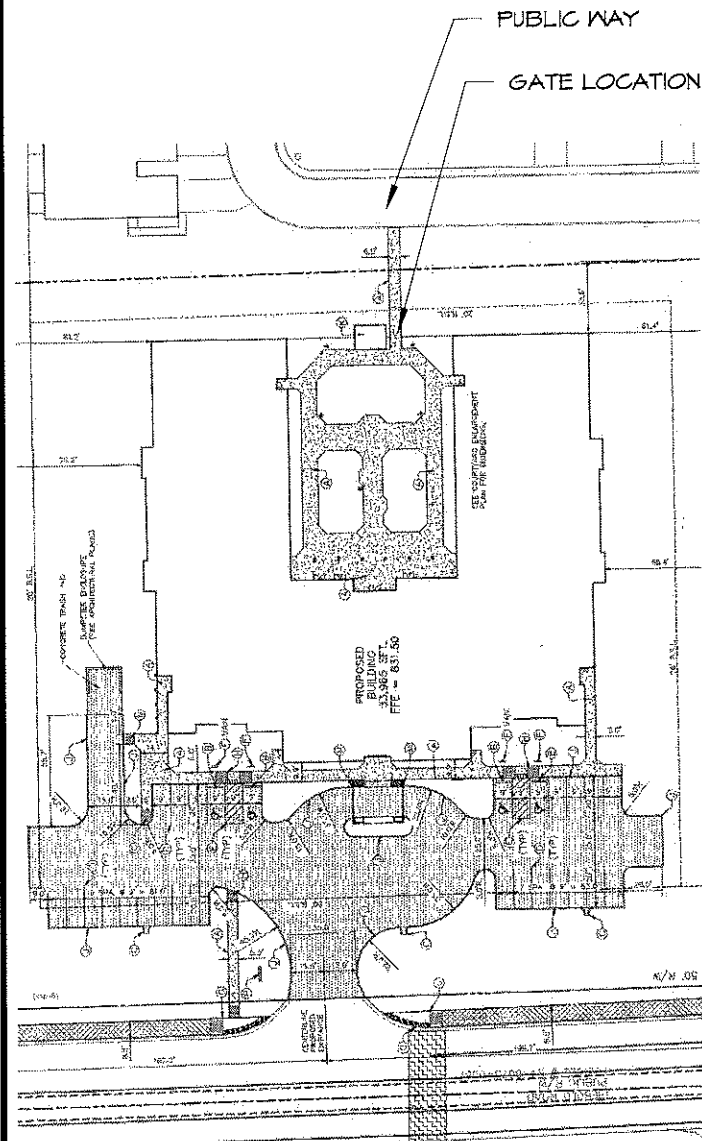
11. STATEMENT OF AWARENESS (If the application is submitted on the applicant's behalf, the applicant must sign the following statement.)

I hereby certify under penalty of perjury that I am aware of this request for variance and that this application is being submitted on my behalf.

Signature of applicant	Please print name	Date of signature (month, day, year)
	Steven Kaufman	4-19-16

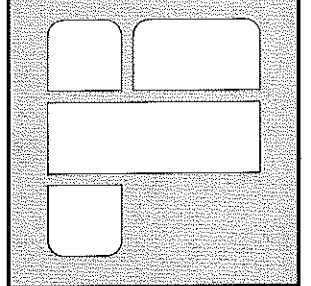


ELEVATION EXTERIOR GATE



4/13/2016 4:59:00 PM

1 DELAYED EGRESS PLAN
 3/64" = 1'-0"



MCCI OF INDIANA, LLC
 LINCOLNSHIRE PLACE MEMORY CARE FACILITY
 11911 DIEBOLD ROAD, FORT WAYNE, IN

Tyson and Billy Architects, P.C.
 4000 Morsay Drive, Rockford, IL 61107 ph (815)224-8222
 www.tysonandbilly.com
 fax (815)224-8218

Sheet No:	Proj. No:	Owner:	Architect:	Contractor:	Bonding Co:
ASI-006	14-10680	ASK-004	BOM	BOM	
Drawn By:	Checked By:	Date:			
		4/13/16			

EXP. 12/1/2017 04/13/2016