Owner / Applicant Information

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Project Information

Fort Wayne FC Park-Pressbox Guardrails
6411 Bass Rd

FORT WAYNE IN 46818 - 0000

County ALLEN

Project Type New [ ] Addition [ ] Alteration [ ] Existing [ ] Change of Occupancy [ ]

Project Status [F] F=Filed U or Null=Unfiled

IDHS Issued Correction order? [ ] Has Violation been Issued? [ ]

Violation Issued by: NA

Local Building Official
Phone: 2694497224 Email: joseph.hutter@co.allen.in.us

Local Fire Official
Phone: 2694497224 Email: JIM.MURUA@CITYOFFORTWAYNE.ORG

Variance Details

Code Name: Other Code (Not in the list provided)

IMC 2014, Section 304.11

Conditions: The project is requesting approval to omit the required 42-inch-high guardrails extending 30 inches beyond the roof-mounted condensing units in all directions and, in lieu of the guardrails, provide a tie-off point for fall protection. The condensing units are located on the roof of the Pressbox (Building 30) and will only require periodic access by authorized maintenance personnel for inspection and servicing.

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

[2]

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: The omission of the required guardrails will not adversely affect public health, safety, or welfare because the roof-mounted equipment will be accessed only by authorized maintenance personnel. In lieu of the required guardrails, a OSHA approved tie-off point (Kee Anchor) will be provided to allow maintenance personnel to utilize appropriate personal fall-arrest equipment while servicing the equipment.
More recent editions of the International Building Code recognize engineered roof tie-off and anchorage systems as an alternative means of providing fall protection in certain applications. The proposed Kee Anchor provides a comparable means of fall protection for authorized maintenance personnel while eliminating the need for a permanent guardrail system around the equipment.

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: The limited dimensions of the Press Box roof make the required guardrail configuration disproportionately intrusive relative to the size and intended use of the structure. Installation at this stage of the project would require additional guardrail materials, fabrication, labor, and coordination, resulting in substantial additional costs to the owner. Because the equipment will be accessed only periodically by authorized maintenance personnel, providing a permanent tie-off anchor offers a practical alternative means of fall protection while minimizing the visual impact to the structure and avoiding excessive costs associated with the installation of the required guardrails.