

This application is available in alternate formats upon request.

**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS  
OF CHAPTER 553, PART V, FLORIDA STATUTES**

Your application will be reviewed by the Accessibility Advisory Council and its recommendations will be presented to the Florida Building Commission. You will have the opportunity to answer questions and/or make a short presentation, not to exceed 15 minutes, at each meeting. The Commission will consider all information presented and the Council's recommendation before voting on the waiver request.

**1. Name and address of project for which the waiver is requested.**

**Name: Ipic Entertainment**

**Address: Ipic Entertainment  
The Plaza at Coral Springs II  
540 Riverside Drive  
Coral Springs, FL 33071**

**2. Name of Applicant. If other than the owner, please indicate relationship of applicant to owner and written authorization by owner in space provided:**

**Applicant's Name: David Bagot, TK Architects**

**Applicant's Address: 106 W. 11<sup>th</sup> Street, Suite 1900  
Kansas City, MO 64105**

**Applicant's Telephone: 816-842-7552 FAX: 816-842-1302**

**Applicant's E-mail Address: [dbagot@tkarch.com](mailto:dbagot@tkarch.com)**

**Relationship to Owner: Architect**

**Owner's Name: Ipic Entertainment, LLC.**

**Owner's Address: 3300 Airport Road  
Suite 203  
Boca Raton, FL 33431**

**Owner's Telephone: 561-347-3330 FAX: 561-338-9919**

**Owner's E-mail Address: [jack.williams@ipic.com](mailto:jack.williams@ipic.com)**

**Signature of Owner: \_\_\_\_\_**

**Contact Person: David Bagot as agent and Architect for Ipic Entertainment, LLC.**

**Contact Person's Telephone: 816-842-7552 E-mail Address: [dbagot@tkarch.com](mailto:dbagot@tkarch.com)**

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Form No. 2001-01

**3. Please check one of the following:**

New construction.

Addition to a building or facility.

**Alteration to an existing building or facility.**

Historical preservation (addition).

Historical preservation (alteration).

**4. Type of facility.** Please describe the building (square footage, number of floors). Define the use of the building (i.e., restaurant, office, retail, recreation, hotel/motel, etc.)

**The project is a +/- 60,400 square foot entertainment complex which includes a 9-screen stadium seating movie theatre, a 17-lane bowling center and a restaurant/bar.**

**5. Project Construction Cost** (Provide cost for new construction, the addition or the alteration):

**+/- \$5.5 million**

**6. Project Status:** Please check the phase of construction that best describes your project at the time of this application. Describe status.

**Under Design**  Under Construction\*

In Plan Review  Completed\*

\* Briefly explain why the request has now been referred to the Commission.

**Application required by local government.**

**7. Requirements requested to be waived.** Please reference the applicable section of Florida law. Only Florida-specific accessibility requirements may be waived.

**Issue**

**1: Vertical accessibility, FL Stat. 553.509 which states that the Owner shall provide vertical accessibility to all levels above and below the occupiable level (specific to Theater Auditoriums only). – FBC 11-4.1.3 (5)**

**Issue**

**2: \_\_\_\_\_**

**Issue**

3: \_\_\_\_\_

8. **Reason(s) for Waiver Request:** The Florida Building Commission may grant waivers of Florida-specific accessibility requirements upon a determination of unnecessary, unreasonable or extreme hardship. Please describe how this project meets the following hardship criteria. Explain all that would apply for consideration of granting the waiver.

The hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

**Substantial financial costs will be incurred by the owner if the waiver is denied.**

**Refer to attached letter.**

The owner has made a **diligent investigation** into the costs of compliance with the code, but cannot find an efficient mode of compliance. Provide detailed cost estimates and, where appropriate, photographs. Cost estimates must include bids and quotes.

9. **Provide documented cost estimates for each portion of the waiver request and identify any additional supporting data which may affect the cost estimates.** For example, for vertical accessibility, the lowest documented cost of an elevator, ramp, lift or other method of providing vertical accessibility should be provided, documented by quotations or bids from at least two vendors or contractors.

a. **Refer to attached letter**

b.

c.

10. **Licensed Design Professional:** Where a licensed design professional has designed the project, his or her comments **MUST** be included and certified by signature and affixing of his or her professional seal. The comments must include the reason(s) why the waiver is necessary.

**Refer to attached letter.**

TK Architects

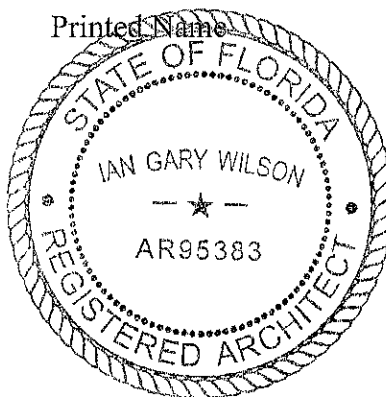
Signature

Phone number: 816-842-7552

(SEAL)

TK Architects

Printed Name



I. Wilson

**CERTIFICATION OF APPLICANT:**

I hereby swear or affirm that the applicable documents in support of this Request for Waiver are attached for review by the Florida Building Commission and that all statements made in this application are to the best of my knowledge true and correct.

Dated this 7<sup>th</sup> day of JANUARY, 2011

  
Signature

**David Bagot**  
Printed Name

By signing this application, the applicant represents that the information in it is true, accurate and complete. If the applicant misrepresents or omits any material information, the Commission may revoke any order and will notify the building official of the permitting jurisdiction. Providing false information to the Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.



106 W. 11<sup>TH</sup> STREET SUITE 1900  
 KANSAS CITY, MO 64105  
 P. 816.842.7552 F. 816.842.1302

AR95383

January 13, 2011

Request for Waiver Form  
 Accessibility Requirements  
 of Chapter 553, Part V  
 Florida Statutes

Re: IPic Entertainment  
 Coral Springs, FL  
 TKA – 10096.00/113

Item 8 from the Request for Waiver Application  
**Reason for Waiver Request**

■ Substantial financial costs will be incurred by the owner if the waiver is denied.

The IPic Entertainment facility is an adaptive reuse project of existing tenant retail space to include a 9 screen stadium seating movie theatre within it. Stadium seating is the industry standard and allows for unobstructed patron viewing of movies. Stadium seating is the issue for consideration of the Accessibility Waiver.

Each of the 9 auditoriums are comprised of tiered seating platforms of varying elevations ranging from 28" to 6" in difference between adjacent platforms. Wheelchair accessible seating locations are designed in accessible viewing locations in each auditorium with companion seating, and designed to maximize the view angle to the top of the screen to be 30° or less. Additional ambulatory accessible seating is accommodated by providing lift up arms on aisle seats. To design this theatre to provide wheelchair accessibility to every row of stadium seating will cause extreme hardship to the Owner as follows:

I (73) chair lifts would be required to access every row of seating:

Vertical Platform Lift Pricing

Thyssen Krupp Access.	Porch Lift Model S	\$ 8,000
Planet Mobility	Verti Lift	\$ 9,671
Adoptive Engineering	# Mobilift CX	\$10,499

We have chosen the mid-range priced lift.

Per RS Means Construction Cost Data 2006, add 8% of the material cost for installation.  
 Therefore, (1) Lift, furnished and installed: \$9,671 + \$774 = \$10,445  
 (73) Lifts furnished and installed: \$10,445 x 73 = \$762,485 additional cost.

II To design the physical space required for each lift, and access on each side of the lift, we have calculated that approximately 34 additional square feet per lift must be added to the building footprint.

Therefore: 34 SF x 73 lifts = 2,482 additional SF.  
 The preliminary building cost estimate is \$110/SF.  
 Therefore: 2,482 SF X \$110/SF = \$273,020 additional cost.

III Each row of seating itself, accessed by the lift, must have an accessible route to the wheelchair accessible seating location. Each wheelchair accessible seating location must have minimum clear floor space for a 60" turning diameter or 36" for a "T"-shaped turn. Throughout the 73 affected rows in the movie theatre, there would be roughly an additional 9,000 SF needed to be added to the building footprint.

The preliminary building cost estimate is \$110/SF.  
Therefore: 9,000 SF x \$110/SF = \$990,000 additional cost.

IV In Summary:  
Additional building costs for vertical accessibility:

Platform Lifts (73) Material & Labor	\$ 762,485
Platform Lift SF Additional 2,482 SF	\$ 273,020
Accessible Seating Rows (73) <u>Additional 9,000 SF</u>	\$ 990,000
Total Financial Hardship:	\$ 2,025,505

Compared to the original building cost estimate:  
73,000 SF x \$110/SF = \$ 8,030,000  
New Total: \$10,055,505  
Or about a 20% cost increase.


It is not practical to provide vertical accessibility to each level of stadium seating, due to the high cost of providing multiple lifts and due to requirements of ADA Section 4.33.3 which states that the seating shall adjoin an accessible route that also serves as a means of egress in case of emergency.

As it is not practical to achieve this in a stadium seating-style movie theatre, we have provided a solution:

- 1) To meet the required quantities of disabled seating locations.
- 2) To include a companion seat for each disabled seating location.
- 3) And provide a maximum view angle to the top of the screen to be 30° or less. The 30° view angle situates the disabled seating locations at or about in the center of the auditorium achieving comparable sight lines for patrons.

Prepared by,

David Bagot  
David Bagot, Project Manager  
TK Architects  
Applicant

  
Ian G. Wilson, Vice President  
TK Architects  
Design Professional

DB, JM/jl



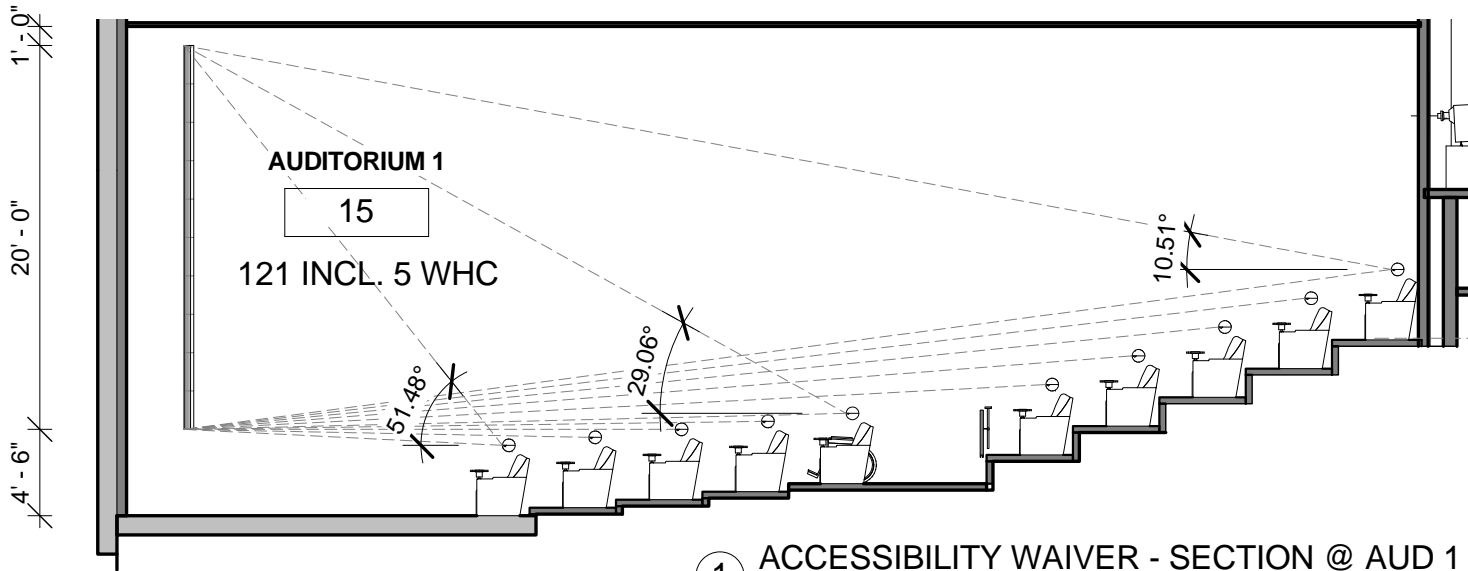
**1** ACCESSIBILITY WAIVER - AUDITORIUM 1 PLAN  
1" = 10'-0"



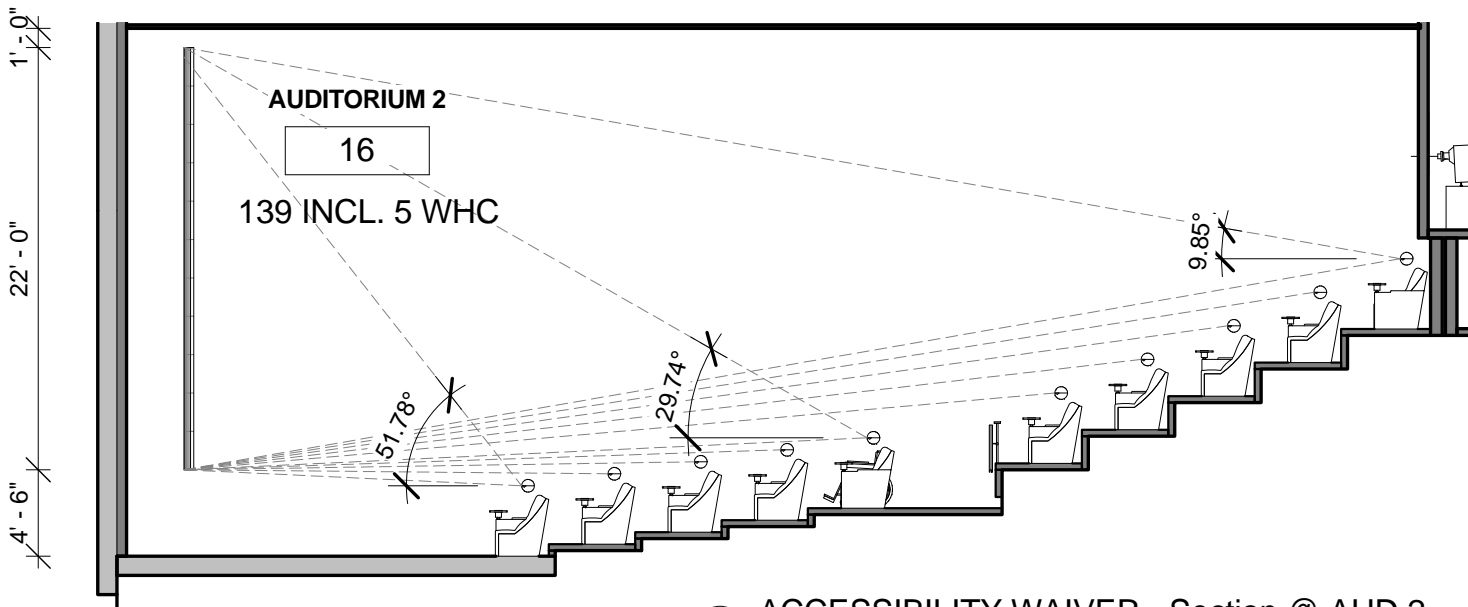
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**CORAL SPRINGS**  
FLORIDA  
ACCESSIBILITY WAIVER

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① ACCESSIBILITY WAIVER - SECTION @ AUD 1  
1" = 10'-0"



② ACCESSIBILITY WAIVER - Section @ AUD 2  
1" = 10'-0"



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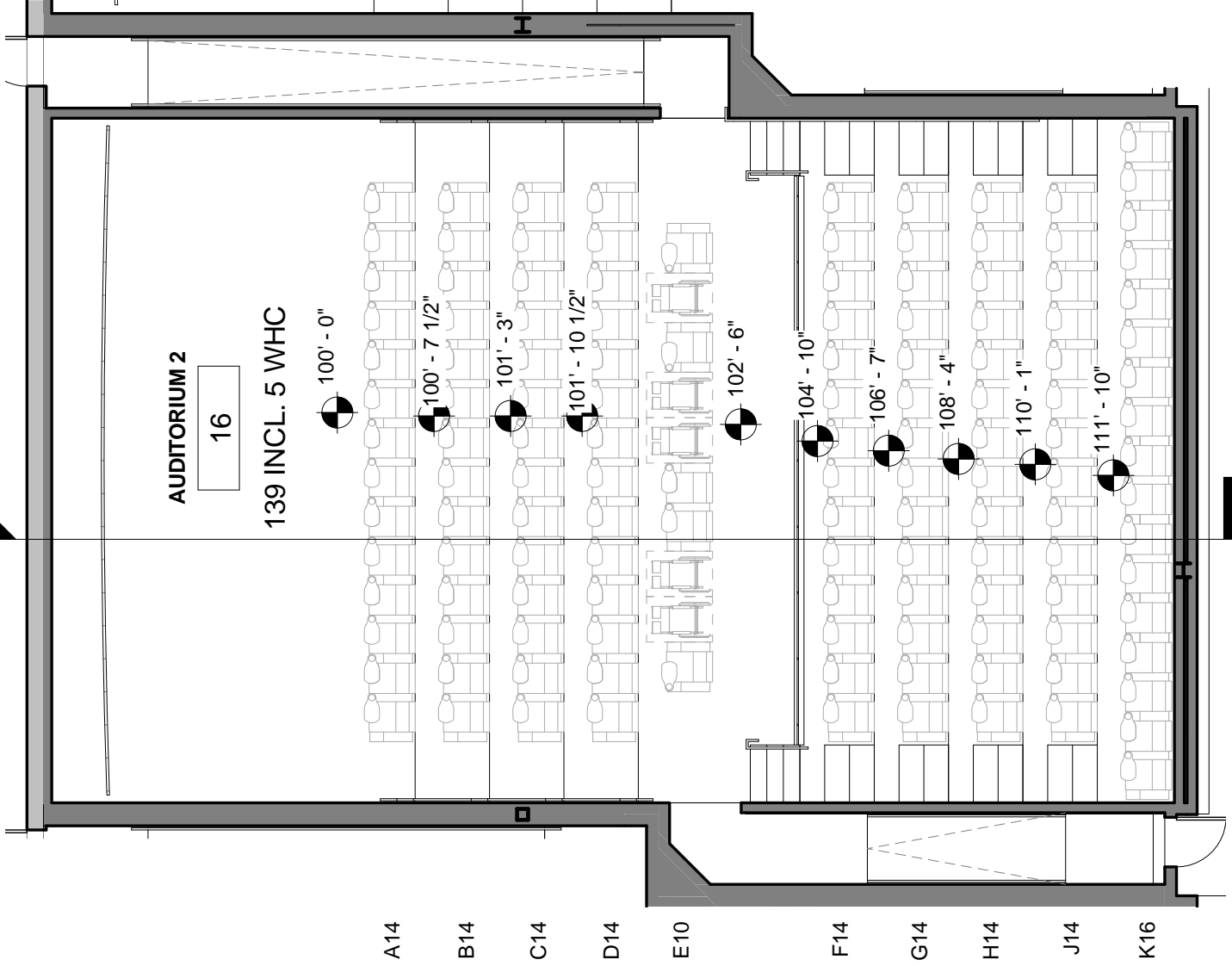
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A12.02



2  
A12.02



AUDITORIUM 2

16

139 INCL. 5 WHC

100' - 0"

100' - 7 1/2"

101' - 3"

101' - 10 1/2"

102' - 6"

104' - 10"

106' - 7"

108' - 4"

110' - 1"

111' - 10"

A14

B14

C14

D14

E10

F14

G14

H14

J14

K16

1 ACCESSIBILITY WAIVER - AUDITORIUM 2 PLAN

1" = 10'-0"



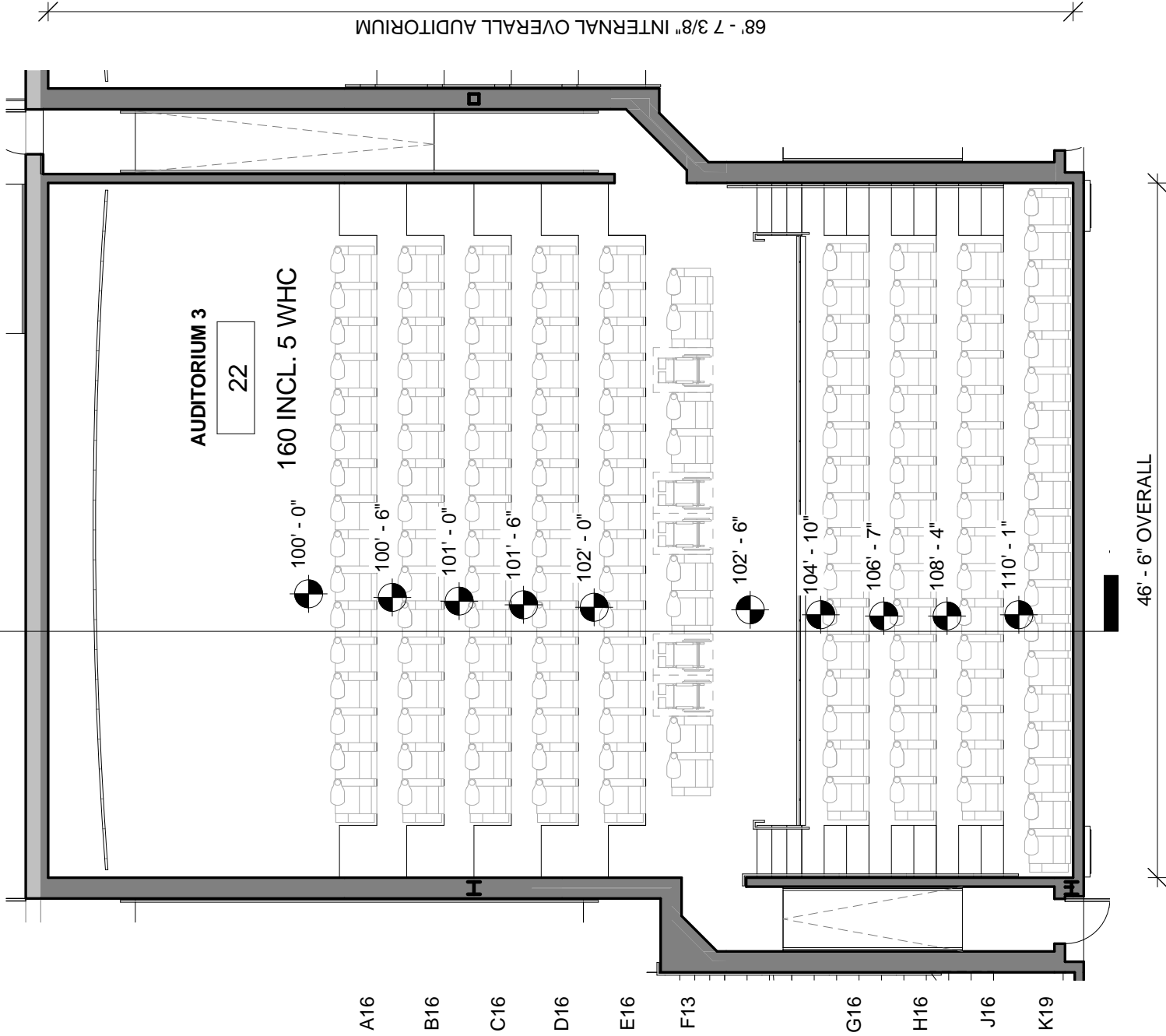
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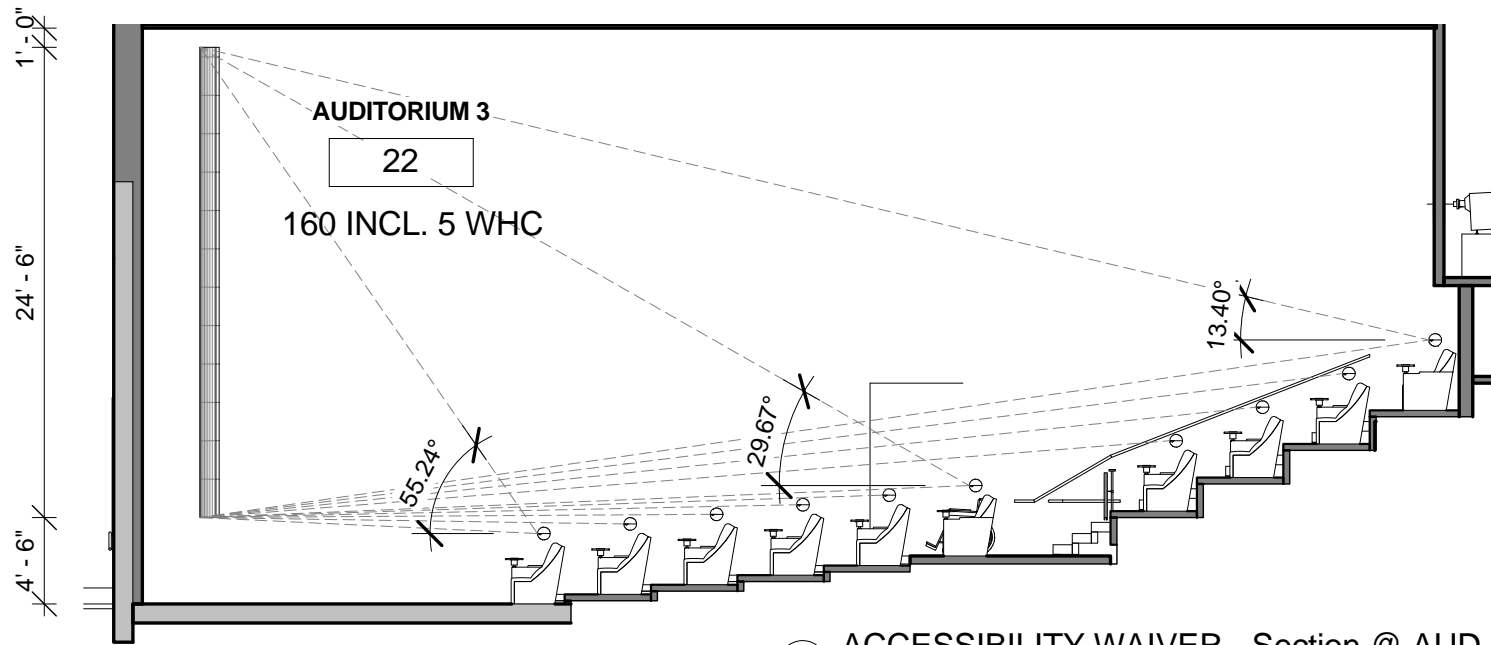
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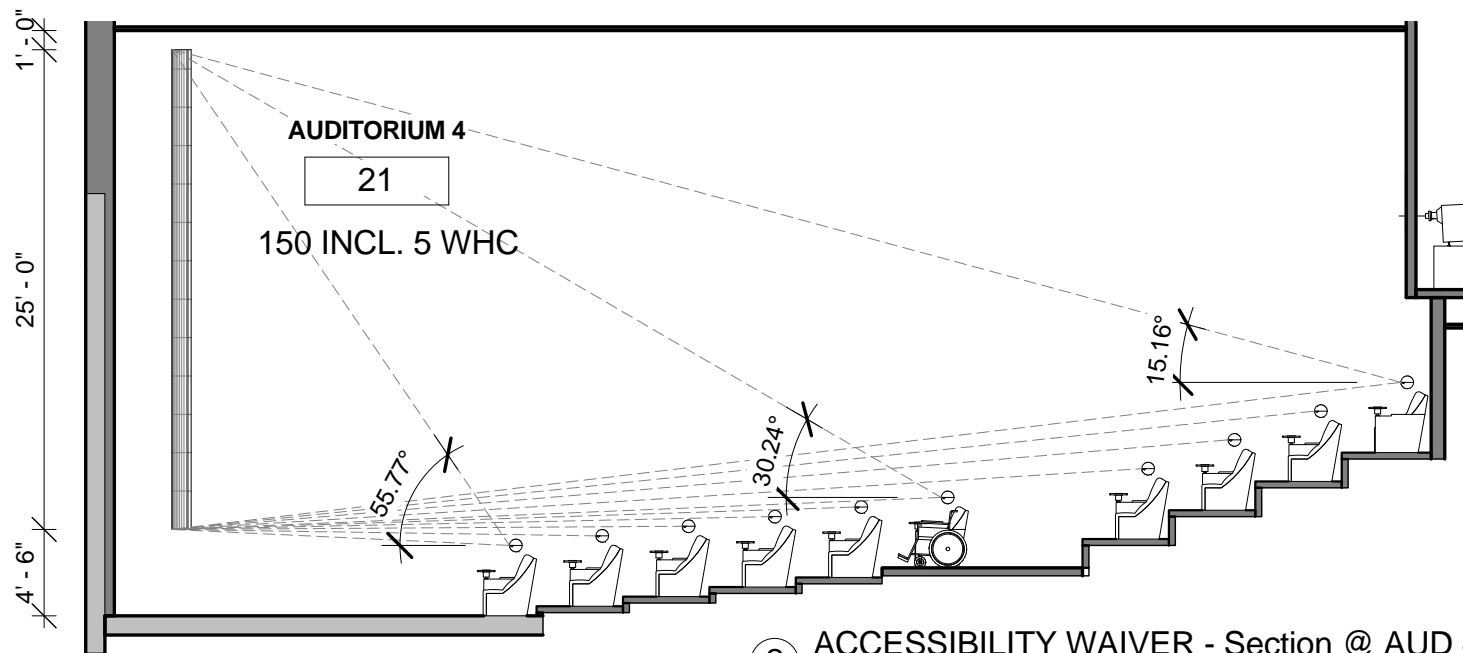
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**CORAL SPRINGS**  
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① ACCESSIBILITY WAIVER - Section @ AUD 3  
1" = 10'-0"



② ACCESSIBILITY WAIVER - Section @ AUD 4  
1" = 10'-0"

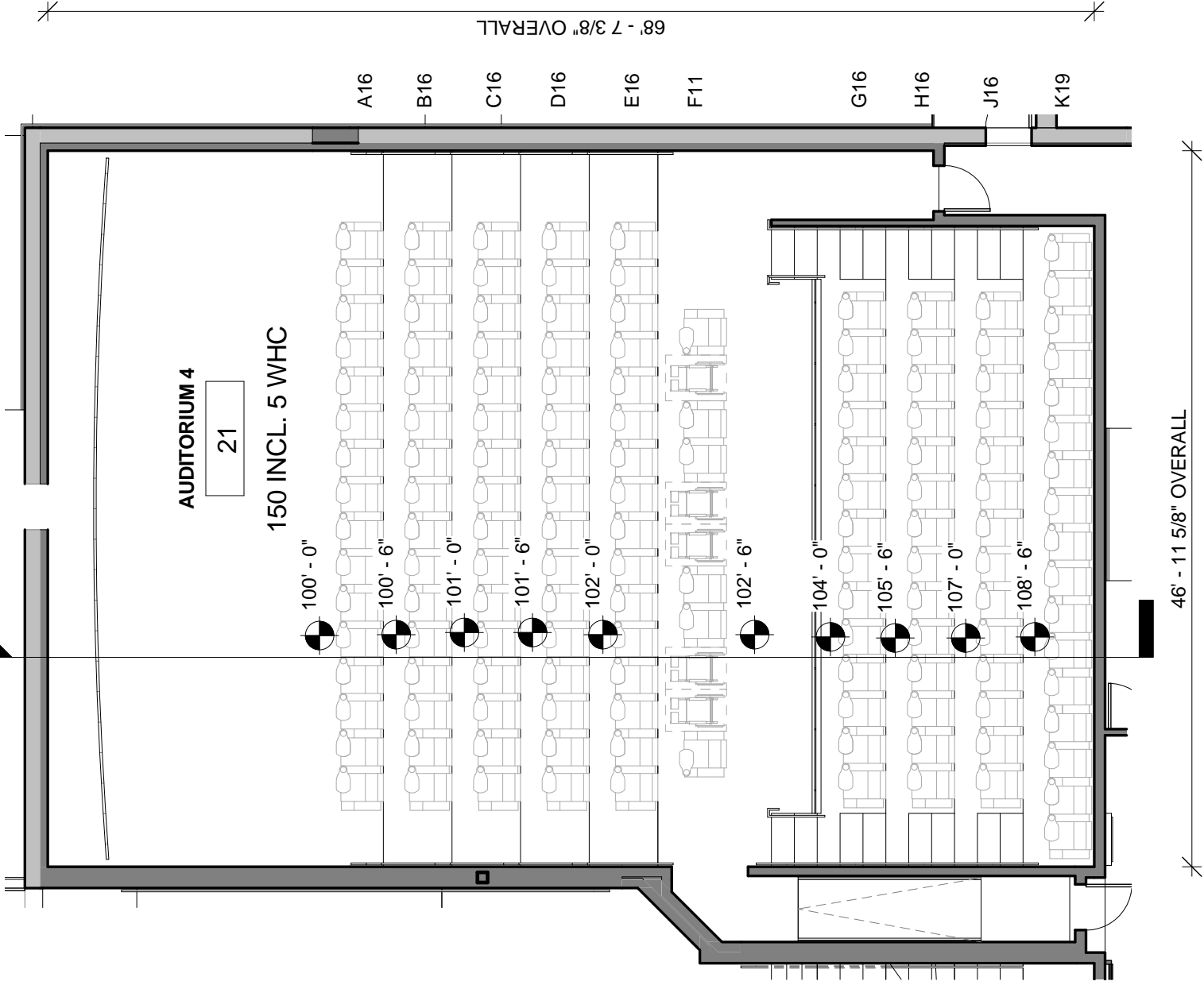
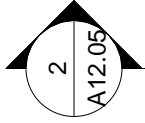


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A12.05



AUDITORIUM 4

21

150 INCL. 5 WHC

68' - 7 3/8" OVERALL

46' - 11 5/8" OVERALL

1 ACCESSIBILITY WAIVER - AUDITORIUM 4 PLAN

1" = 10'-0"

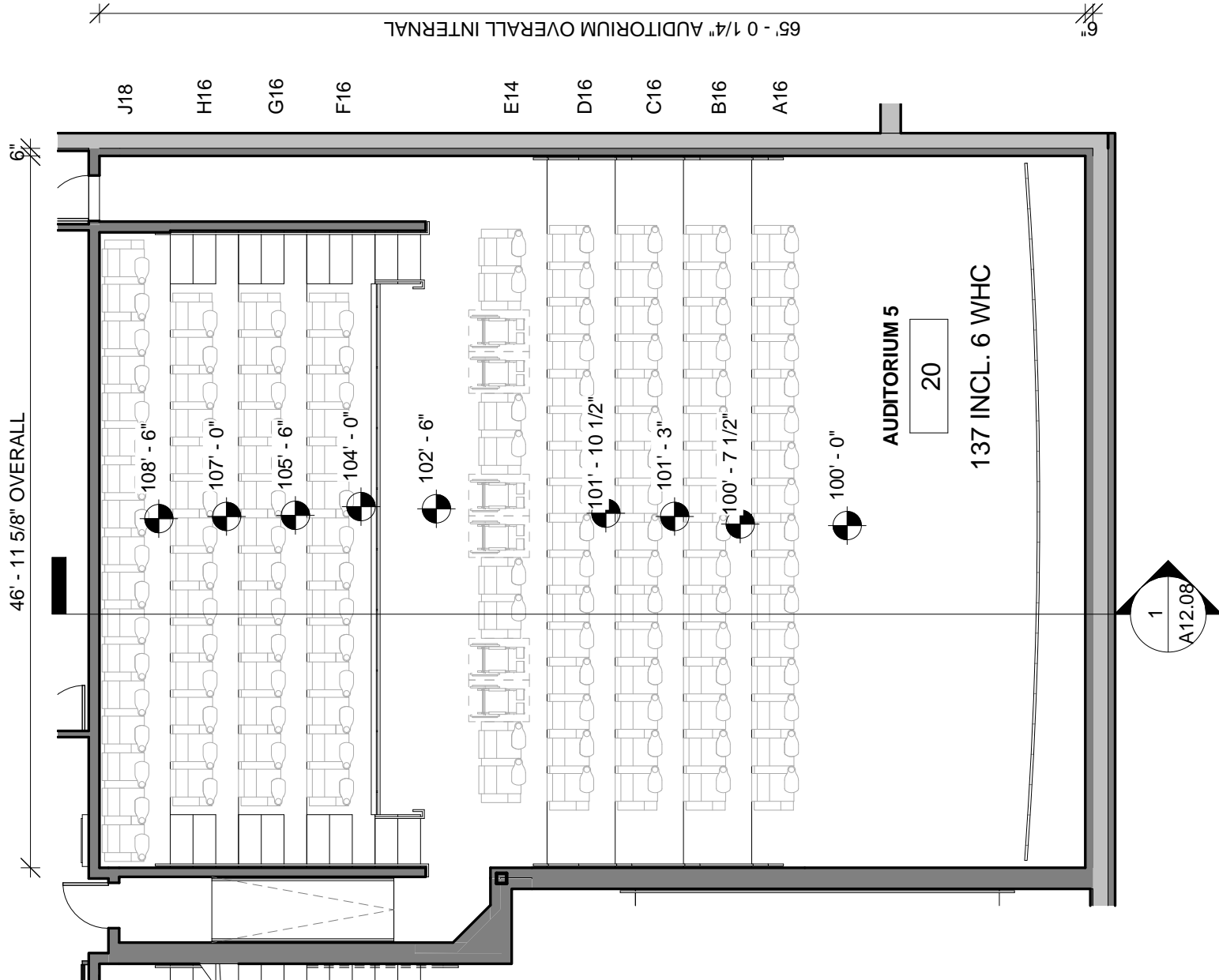


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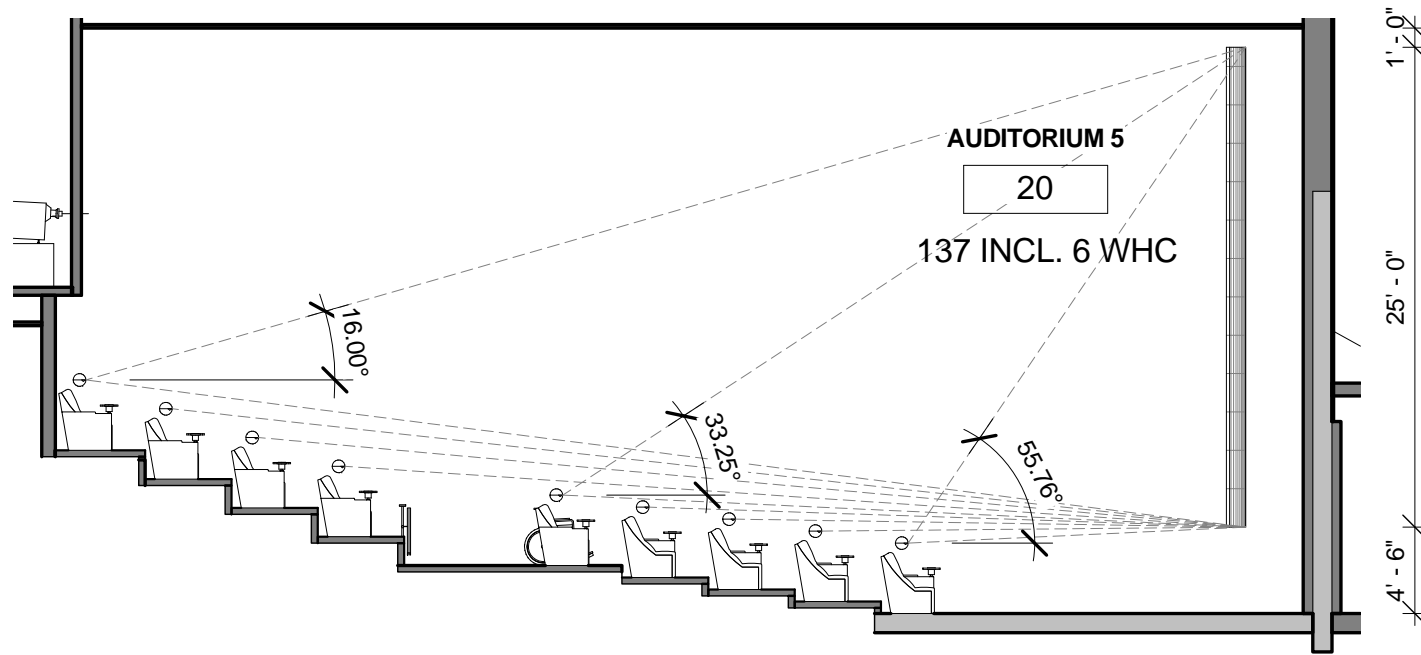
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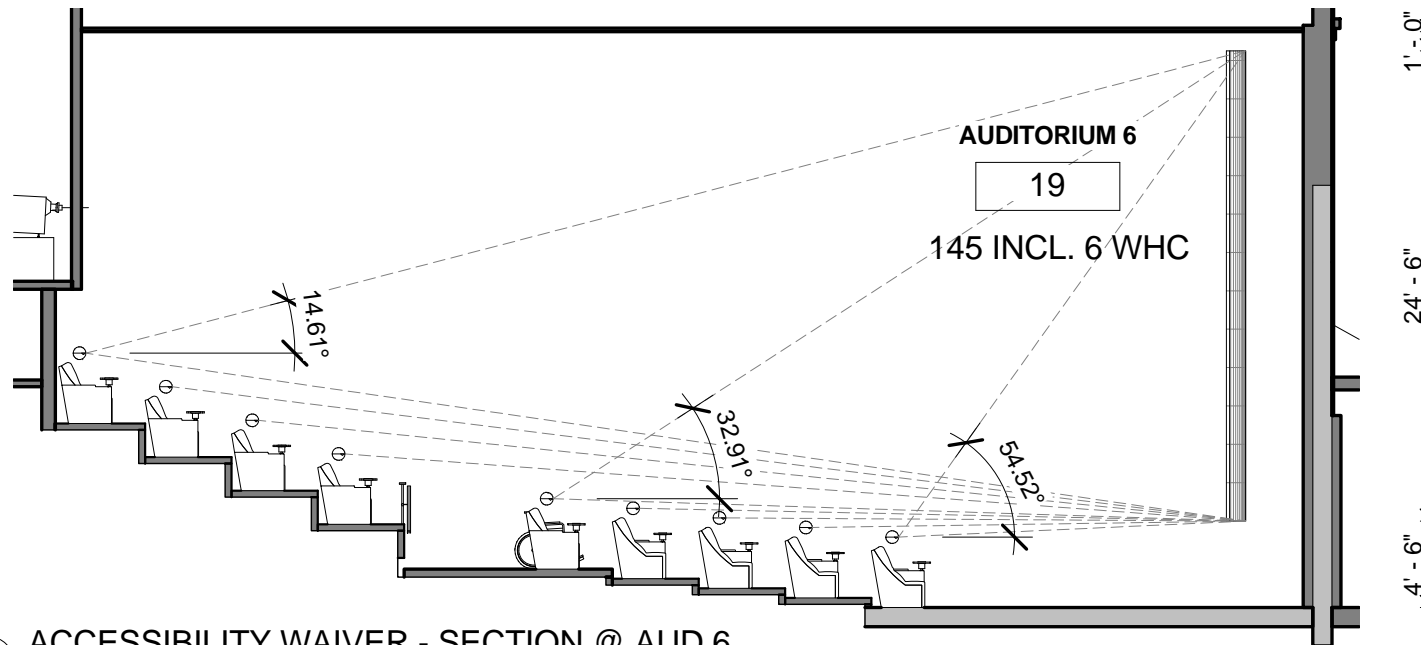
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① ACCESSIBILITY WAIVER - SECTION @ AUD 5  
1" = 10'-0"



② ACCESSIBILITY WAIVER - SECTION @ AUD 6  
1" = 10'-0"



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A12.08

46' - 6" OVERALL

65' - 0 1/4" AUDITORIUM INTERNAL OVERALL

J18

H16

G16

F16

E14

D16

C16

B16

A16

109' - 7"

107' - 10"

106' - 1"

104' - 4"

102' - 0"

101' - 6"

101' - 0"

100' - 6"

100' - 0"

AUDITORIUM 6

19

145 INCL. 6 WHC

2

A12.08

1 ACCESSIBILITY WAIVER - AUDITORIUM 6 PLAN

1" = 10'-0"

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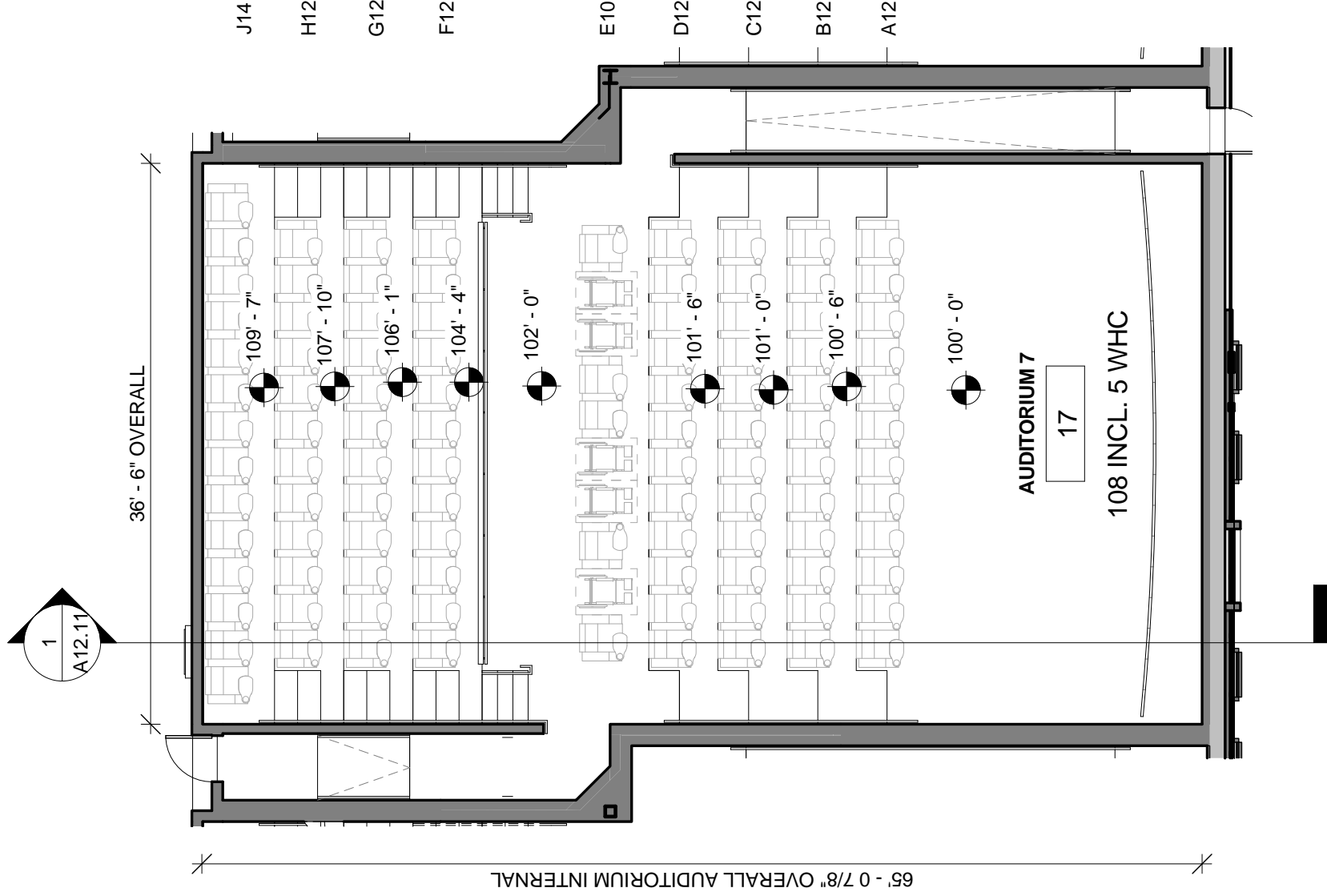
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1 ACCESSIBILITY WAIVER - AUDITORIUM 7 PLAN  
 1" = 10'-0"

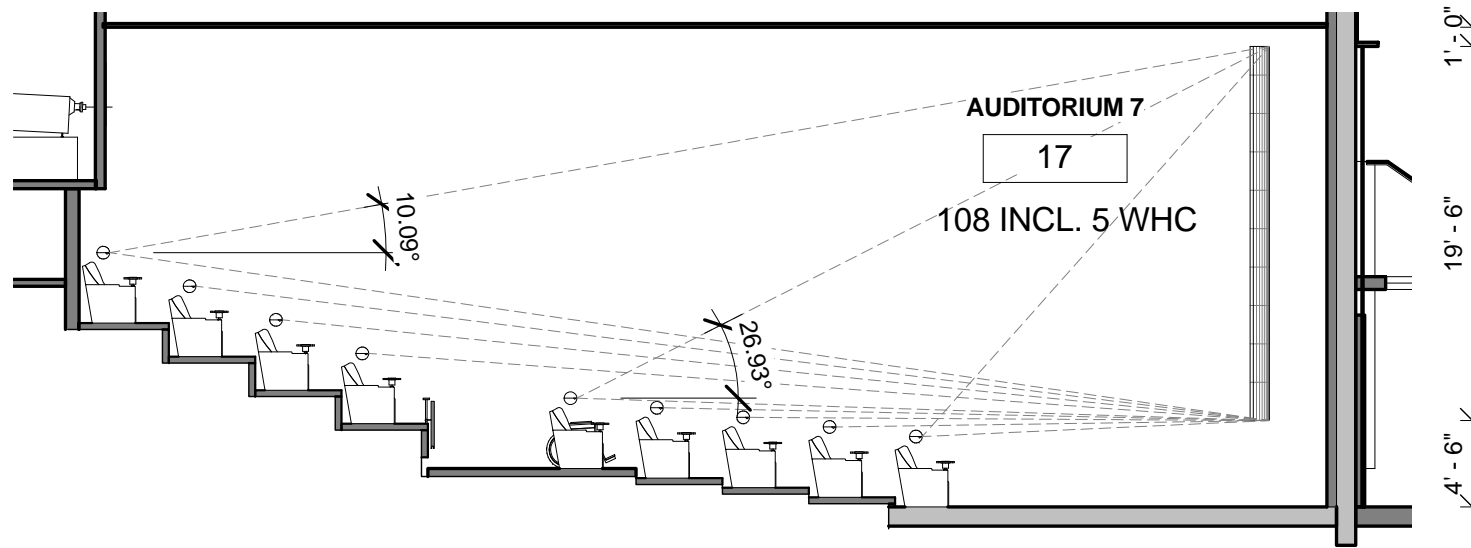


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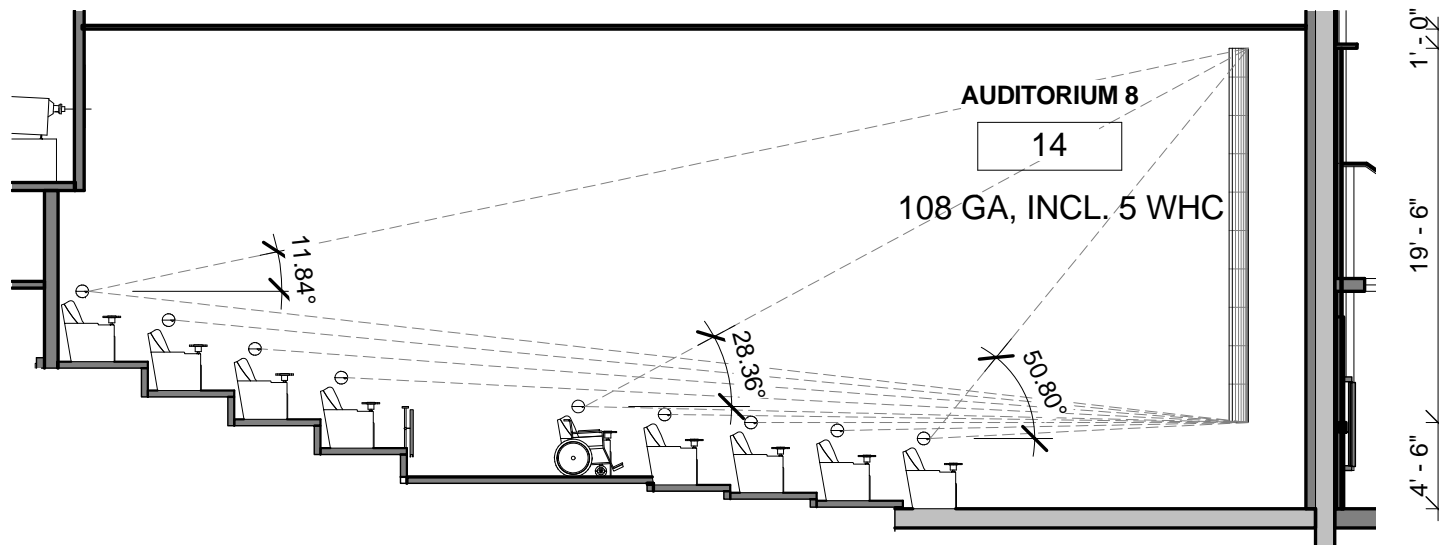
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① ACCESSIBILITY WAIVER - SECTION @ AUD 7  
1" = 10'-0"



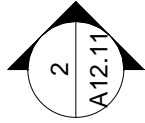
② ACCESSIBILITY WAIVER - SECTION @ AUD 8  
1" = 10'-0"



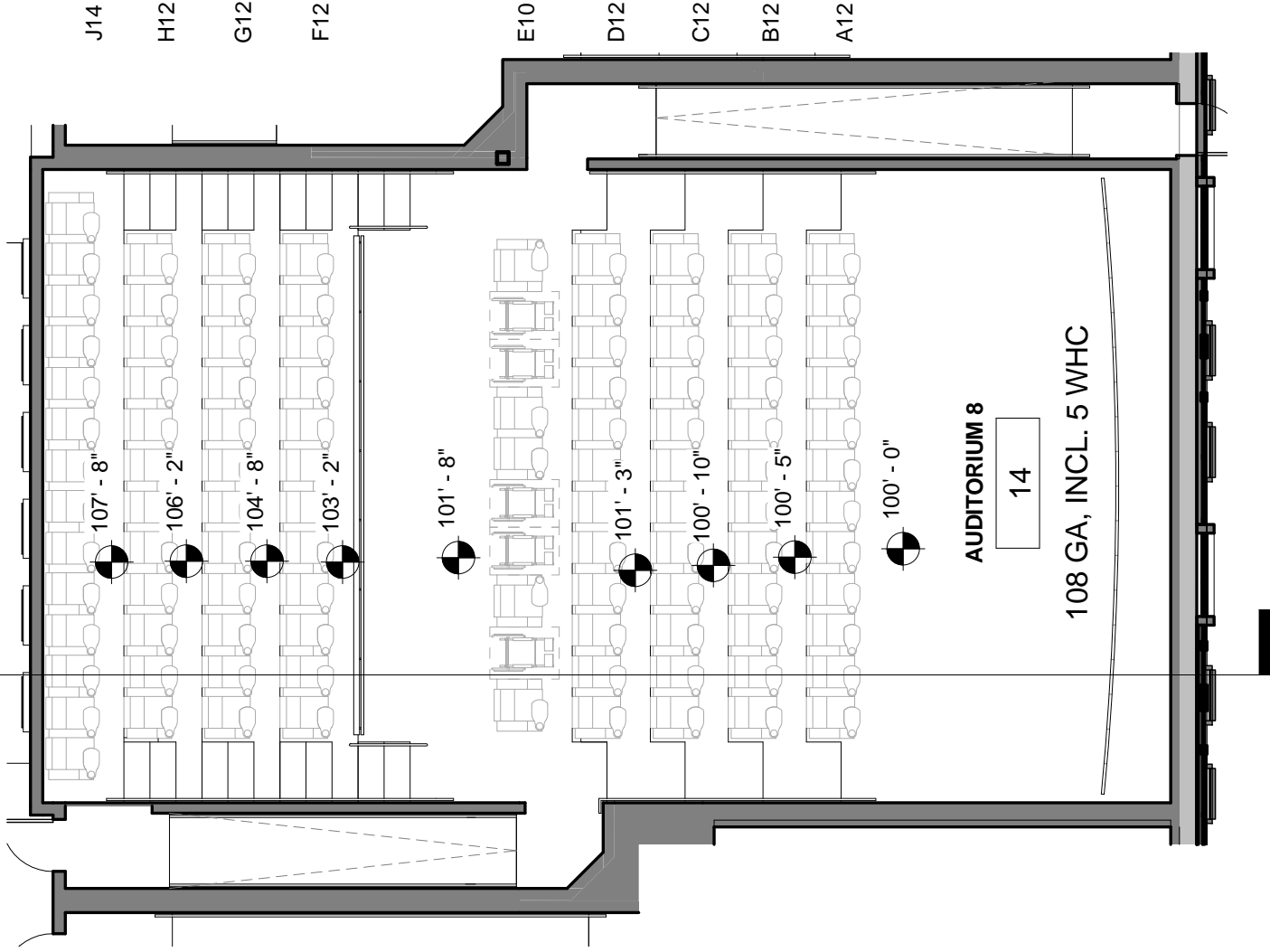
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36' - 6" OVERALL



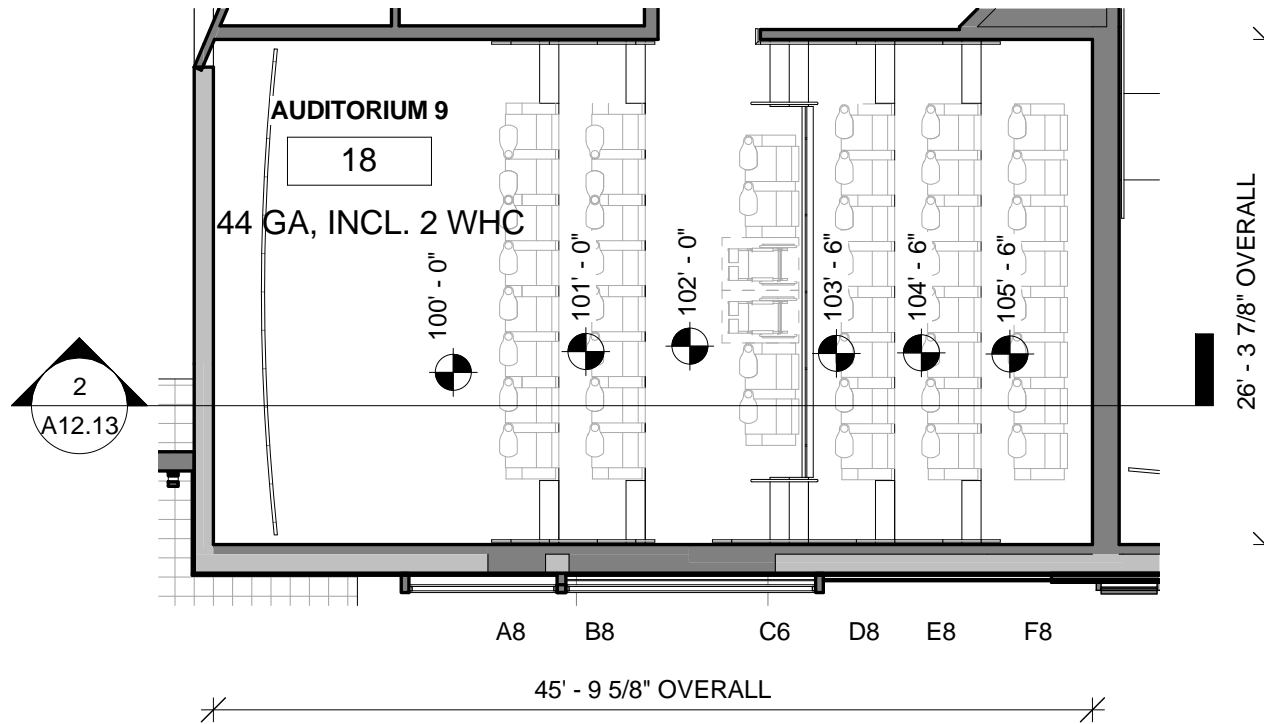
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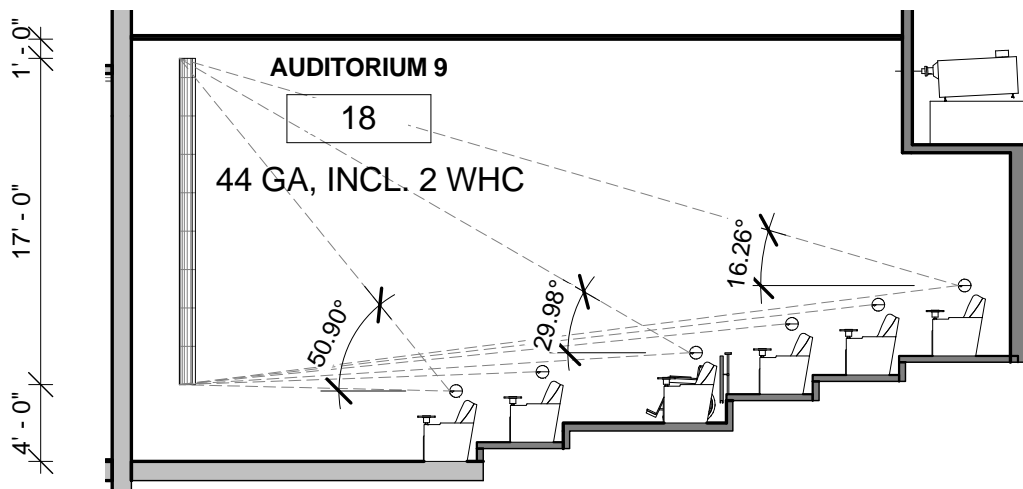
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# CORAL SPRINGS FLORIDA ACCESSIBILITY WAIVER

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1 ACCESSIBILITY WAIVER - AUDITORIUM 9 PLAN  
1" = 10'-0"



2 ACCESSIBILITY WAIVER - SECTION @ AUD 9  
1" = 10'-0"



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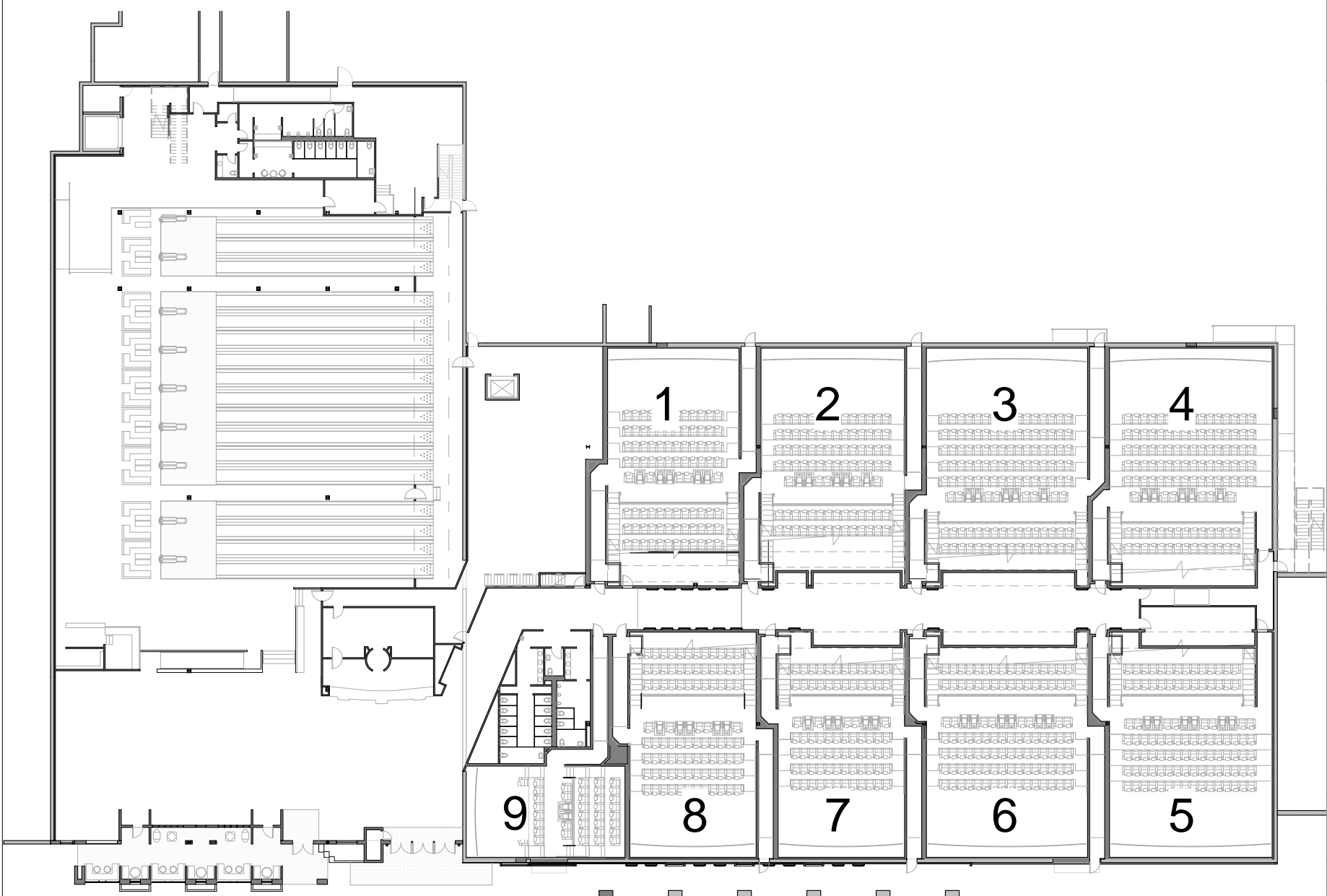
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① ACCESSIBILITY WAIVER - FIRST FLOOR PLAN  
1" = 40'-0"

