

SCHOOL OF INTERNATIONAL AND PUBLIC AFFAIRS

Issue: Vertical accessibility to all rows of seats in 2 classrooms and an auditorium.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to all rows of seats in 2 classrooms and an auditorium located in a new, \$13,962,366 building on the campus of Florida International University. The building is a low rise, five story facility that provides access to upper levels via elevator as well as having full access to all other areas within it. There are two 98 seat classrooms with stadium type seating and the applicant proposes to provide 5 accessible wheelchair and companion locations in each classroom. These will be at the lower and intermediate areas of the classrooms.

Wheelchair seating is placed on the ends of the rows. The 480 seat auditorium will provide 8 wheelchair and companion locations in the lower and intermediate sections of the facility. The wheelchair seating is also placed on the ends of the rows. The waiver is requested based on cost; therefore, no estimates were submitted.

Project Progress:

The project is under design.

Items to be Waived:

Vertical accessibility to all rows of seats, as required by Section 553.509, Florida Statutes.

553.509 Vertical accessibility. Nothing in Sections 553.501-553.513 or the guidelines shall be construed to relieve the owner of any building, structure or facility governed by those sections from the duty to provide vertical accessibility to all levels above and below the occupiable grade level regardless of whether the guidelines require an elevator to be installed in such building, structure or facility, except for:

- (1) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms;
- (2) Unoccupiable spaces, such as rooms, enclosed spaces and storage spaces that are not designed for human occupancy, for public accommodations or for work areas; and
- (3) Occupiable spaces and rooms that are not open to the public and that house no more than five persons, including, but not limited to equipment control rooms and projection booths.

Waiver Criteria: There is no specific guidance for a waiver of this requirement in the code. The Commission's current rule, authorized in Section 553.512, Florida Statutes, provides criteria for granting waivers and allows consideration of unnecessary or extreme hardship to the applicant if the specific requirements were imposed.

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: School of International and Public Affairs (SIPA) (BT-832)

Address: Florida International University
University Park
11210 SW 12th Street
Miami FL 33194

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: Anne Cotter, AIA LEED AP for Arquitectonica International

Applicant's Address: 801 Brickell Avenue, Suite 1100, Miami FL 33131

Applicant's Telephone: (305) 372-1812 **FAX:** (305) 372-1175

Applicant's E-mail Address: acotter@arquitectonica.com

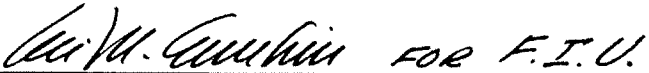
Relationship to Owner: Architect

Owner's Name: Florida International University

Owner's Address: University Park, Miami FL 33199

Owner's Telephone: (305) 348-4070 **FAX:** (305) 348-4010

Owner's E-mail Address: ervesunc@fiu.edu

Signature of Owner:  FOR F.I.U.

Contact Person: Anne Cotter, Arquitectonica International

Contact Person's Telephone: (305) 372-1812 **E-mail Address:** acotter@arquitectonica.com

This application is available in alternate formats upon request.
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.)

Located on the campus of Florida International University, the new building for the School of International and Public Affairs (SIPA) will include classroom and office spaces, a café, and an auditorium space. The 58,408 gross square foot structure will consist of a 5-story low-rise tower with a ground level café, classroom spaces on the first and second levels, including two 98-seat tiered classrooms, and office and administrative spaces on levels 3 through 5. The main lobby space will connect the low-rise tower to an attached 480 fixed-seating auditorium accessible from the ground level and containing state-of-the-art media capabilities.

As a public building, SIPA has been designed to accommodate the needs of persons with physical disabilities. All entries, floors, corridors and spaces, including restrooms, will permit wheelchair access and will be sized and detailed according to ADA standards for accessibility. The entry level is at grade, and vertical access will be provided to all levels of the 5-story tower by elevators. Provisions have been made throughout to maximize accessibility and to provide persons with physical disabilities experiences comparable to the general public, with the exception of the upper portion of the auditorium and two tiered classrooms.

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration): \$13,962,366.00

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.

Although we have sought to maximize accessibility throughout the project, there are three areas –

the 480-seat auditorium and the two 98-seat tiered classrooms – that do not meet the Florida Building Code’s requirement that “vertical accessibility shall be provided to all levels above and below the occupiable grade level”. In all three areas, accessible seating is provided at the grade level and intermediate level, with access provided via ramp; however, no accessible seating is provided above the intermediate tier. We are therefore requesting a Waiver for Vertical Accessibility to the upper tier levels in these areas since providing accessible seating in these areas would compromise the sightlines for all users. In all three spaces we have provided more than the minimum required quantity of designated seats for persons with disabilities, and for their companions, with a choice of locations and sightlines comparable to the general public, as required by the Florida Accessibility Code section 11-4.33.3.

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

Issue

1: Florida Building Code Section 11-4.1.3 Paragraph 5 Vertical Accessibility

Issue

2: NA

Issue

3: NA

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.

Auditorium

The 480-seat auditorium is designed to have the slope of the tiered seating provide maximum functionality and sightlines for audience members. Vertically, the auditorium is divided into two tiered sections of seating which are arranged semi-radially in three sections accessed from two aisles, and facing a projection area for lectures, presentations, and public speakers. Access from grade level to the intermediate landing, which includes four rows of seating, is provided by a 1:12 ramp, while seating above consists of stepped tiers. The 16” stepped tiers (provided by two 8” steps) of the upper rows allows each of the 480 occupants to have optimal views of the speakers and/or presentations at the grade level at the fore of the auditorium space. Within the lower four rows of seating, there are 8 wheelchair spaces provided (only 6 required) with assistive listening systems and companion fixed seating, located in 4 different areas: two seats in

the first row at each side of the auditorium (adjacent to aisles) and two seats at the fourth row at the top of the ramp at each side. The combination of the sloped lower tier and stepped upper tiers maximizes the functionality of the space and sightlines for the auditorium occupants, while also providing a reasonable choice of seating for physically disabled users with sightlines comparable to the general public, as required by FBC section 11-4.33.3. Maintaining a maximum slope of 1:12 throughout the upper levels of the auditorium would significantly compromise the occupant sightlines and diminish the functionality of the auditorium as a space for lectures and/or presentations.

Large Classrooms 1 & 2

At ground level, there are two 98-seat classrooms with tiered seating of similar design. In both spaces, access to the lower tier, which consists of 3 rows of seating, is provided by a 1:20 ramp. Within this lower tier, there are 3 rows consisting of non-attached movable seating with fixed ADA compliant tables, providing up to 26 spaces for wheelchair seating (only 4 required) in the first and third rows. Access to the upper four rows of seating is provided by 6" stepped tiers. The combination of sloped lower tier and stepped upper tier provides for optimal sightlines for a large classroom audience and facilitates participation by optimizing interaction between students and professors, as well as between students in different areas of the classroom. Persons with disabilities are provided a reasonable choice of seating and will have sightlines comparable with other occupants. As with the auditorium, maintaining a maximum slope of 1:12 throughout would diminish the functionality of the classroom space.

We believe that, in general, the design of the auditorium and classroom spaces meets the intent of the Florida Building Code's accessibility requirements. As required, vertical accessibility is provided to all levels above and below the occupiable grade, except for the upper portions of the auditorium and tiered-seating classrooms due to the special requirements of an auditorium space and of a large teaching environment. Without the use of stepped or tiered seating, essential sightlines and means of communication would be compromised and diminish the effectiveness of the learning environment and the value of the auditorium space. Providing an accessible ramp and/or a lift to these stepped rows would result in either a loss of seating capacity or a loss of sightlines, or both. Instead, we have attempted to meet the intent of the FBC by providing adequate accessible seating in varied locations to provide both choice and sightlines comparable to those of the general public.

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

NA

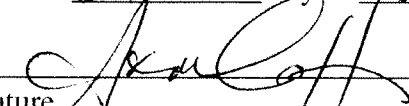
[] The owner has made a **diligent investigation** into the costs of compliance with the code, but cannot find an efficient mode of compliance. Provide detailed cost estimates and, where appropriate, photographs. Cost estimates must include bids and quotes.

NA

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 25th day of January, 2009

Signature 
Anne Cotter

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.

REVIEW AND RECOMMENDATION BY LOCAL BUILDING DEPARTMENT.

Please state why the issue is being referred to the Florida Building Commission as well as a recommendation for disposition. The Building Official or his or her designee should review the application and indicate that to the best of his or her knowledge, all information stipulated herein is true and accurate. Further, if this project is complete, explain why it is being referred to the Commission. The Building Official or his or her designee should sign a copy of the plans accompanying this application as certification that such plans are the same as those submitted for building department review. Please reference the applicable section of the Accessibility Code.

a. This issue is being referred to the Florida Building Commission for waiver consideration of vertical accessibility to all levels above and below the occupiable grade level (FBC Sec. 11-4.1.3) for the theater type seating for the Auditorium and Classrooms 1 and 2 indicated in the submitted plans.

b. _____

c. _____

Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

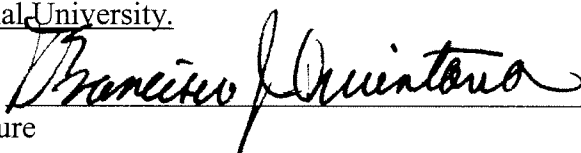
[] Yes [X] No Cost of Construction _____

Comments/Recommendation It is recommended that a waiver be granted. Seating configuration is specific to the teaching method. Due to the required seating accommodation it would be impractical to provide accessibility at all tiered seating levels. Classroom and Auditorium provide accessible seating locations at different lines of sight.

Jurisdiction: Florida International University.

Building Official or Designee

Signature



Francisco J. Quintana

Printed Name

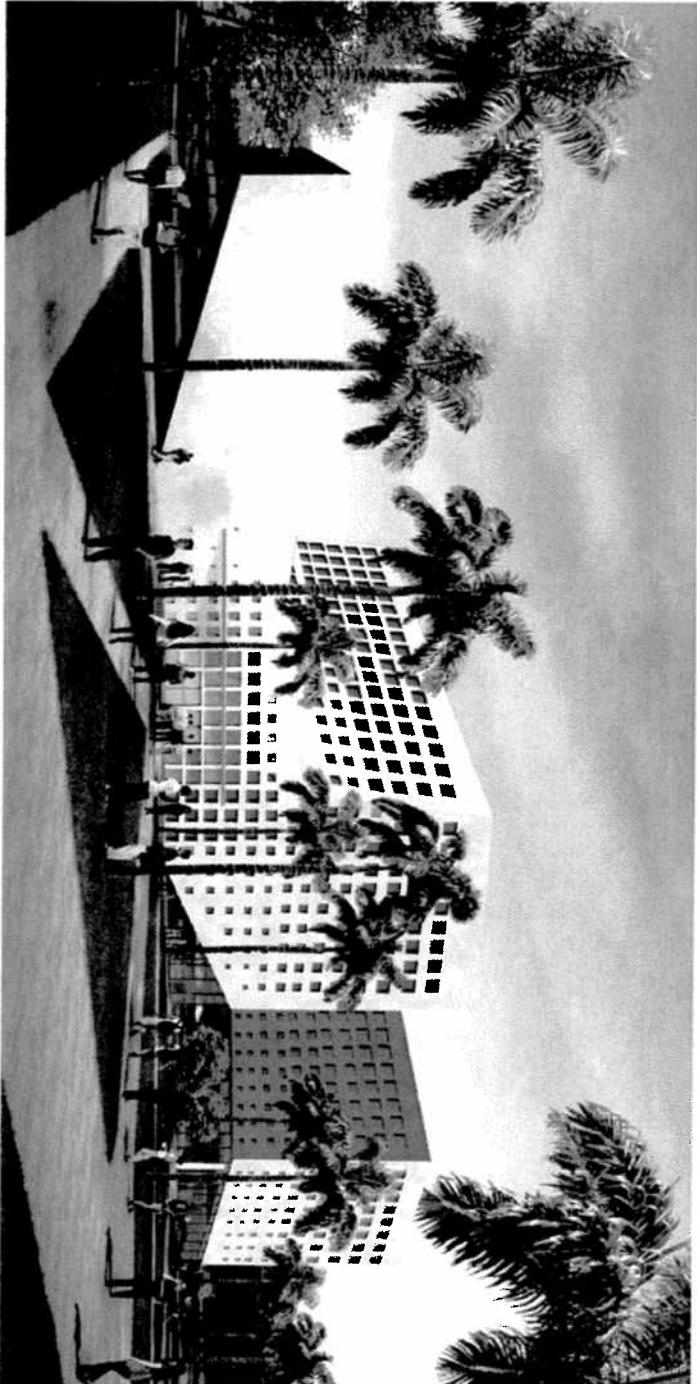
PX-0000448

Certification Number

305-348-4085 / 305-348-7199

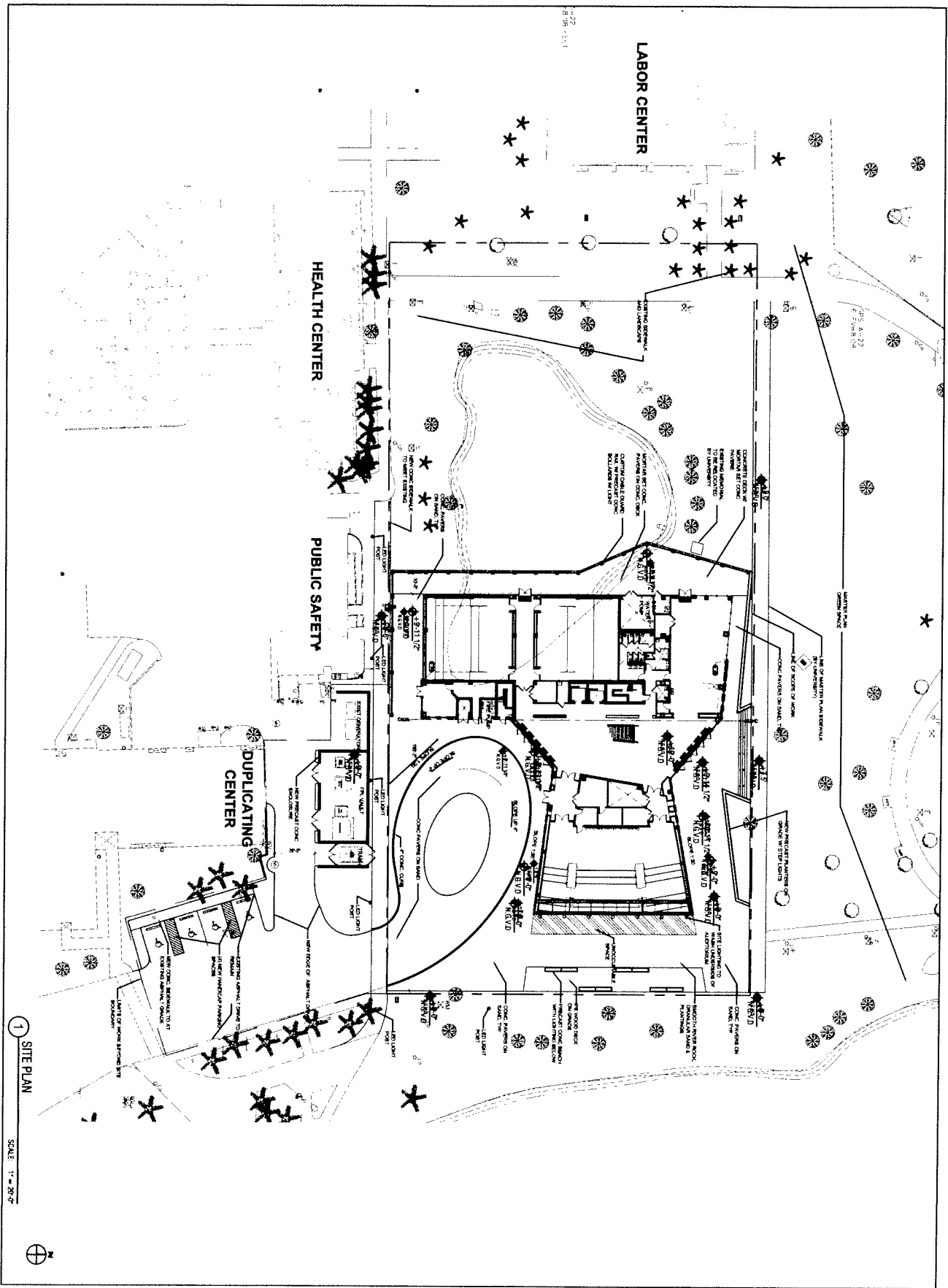
Telephone/FAX

Address: Florida International University, CSC-113 University Park, Miami FL 33199.



FLORIDA INTERNATIONAL UNIVERSITY **INTERNATIONAL STUDIES**

12.19.08 FBC - REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS



1 SITE PLAN
SCALE: 1" = 20'-0"



SCHOOL OF INTERNATIONAL
ARCHITECTONICA
UNIVERSITY OF CALIFORNIA, BERKELEY
100 UNIVERSITY AVENUE
BERKELEY, CALIFORNIA 94720-1770
TEL: (415) 864-2300
WWW.SIA.EDU

ARCHITECTONICA

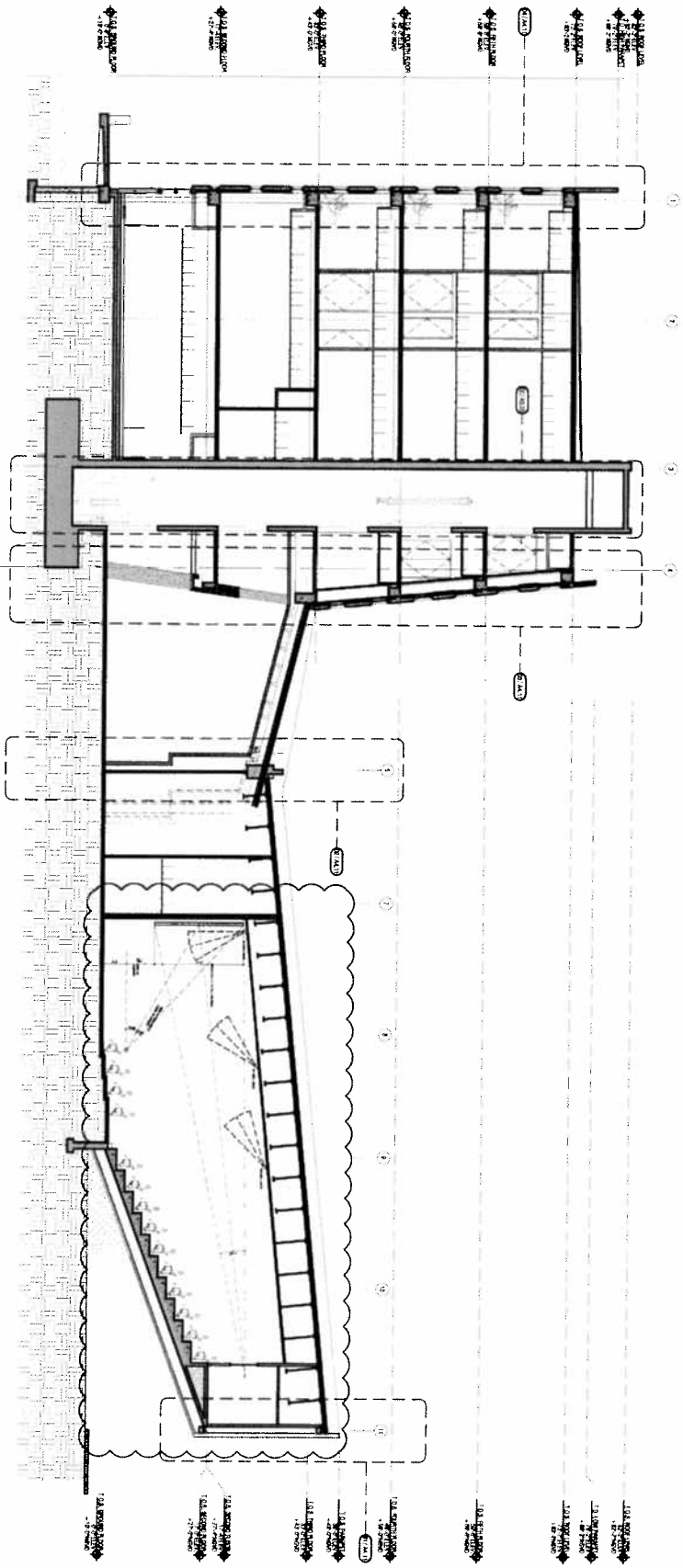
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CLIENT: UNIVERSITY OF CALIFORNIA, BERKELEY
ARCHITECT: ARCHITECTONICA
DATE: 2002
SCALE: 1" = 20'-0"

DATE: 2002
SCALE: 1" = 20'-0"

NO.	DESCRIPTION	DATE
1	CONCEPT DESIGN	2002
2	PRELIMINARY DESIGN	2002
3	FINAL DESIGN	2002
4	CONSTRUCTION DOCUMENTS	2002
5	CONSTRUCTION ADMINISTRATION	2002
6	POST-CONSTRUCTION ADMINISTRATION	2002

ARCHITECTONICA
2411
Berkeley, CA 94704
Tel: (415) 864-2300
Fax: (415) 864-2301
www.architectonica.com

1 SITE PLAN
SCALE: 1" = 20'-0"
A1.00



SECTION 1
SCALE: 1/8" = 1'-0"



PROJECT SITE PHOTO

ARQUITECTONICA

ARCHITECTS

1100 UNIVERSITY AVENUE, SUITE 100
ANN ARBOR, MI 48106
TEL: 734.763.1100
WWW.ARQUITECTONICA.COM

PROJECT: 17-00000
ARCHITECT: ARQUITECTONICA
DATE: 10/2017

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DATE: 10/2017

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DATE: 10/2017

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OVERALL BUILDING SECTION
SCALE: 1/8" = 1'-0"



SCHOOL OF ARCHITECTURE
 ARCHITECTURE DEPARTMENT
 17 CRISTAL INTERNATIONAL UNIVERSITY
 HOUSTON, TEXAS

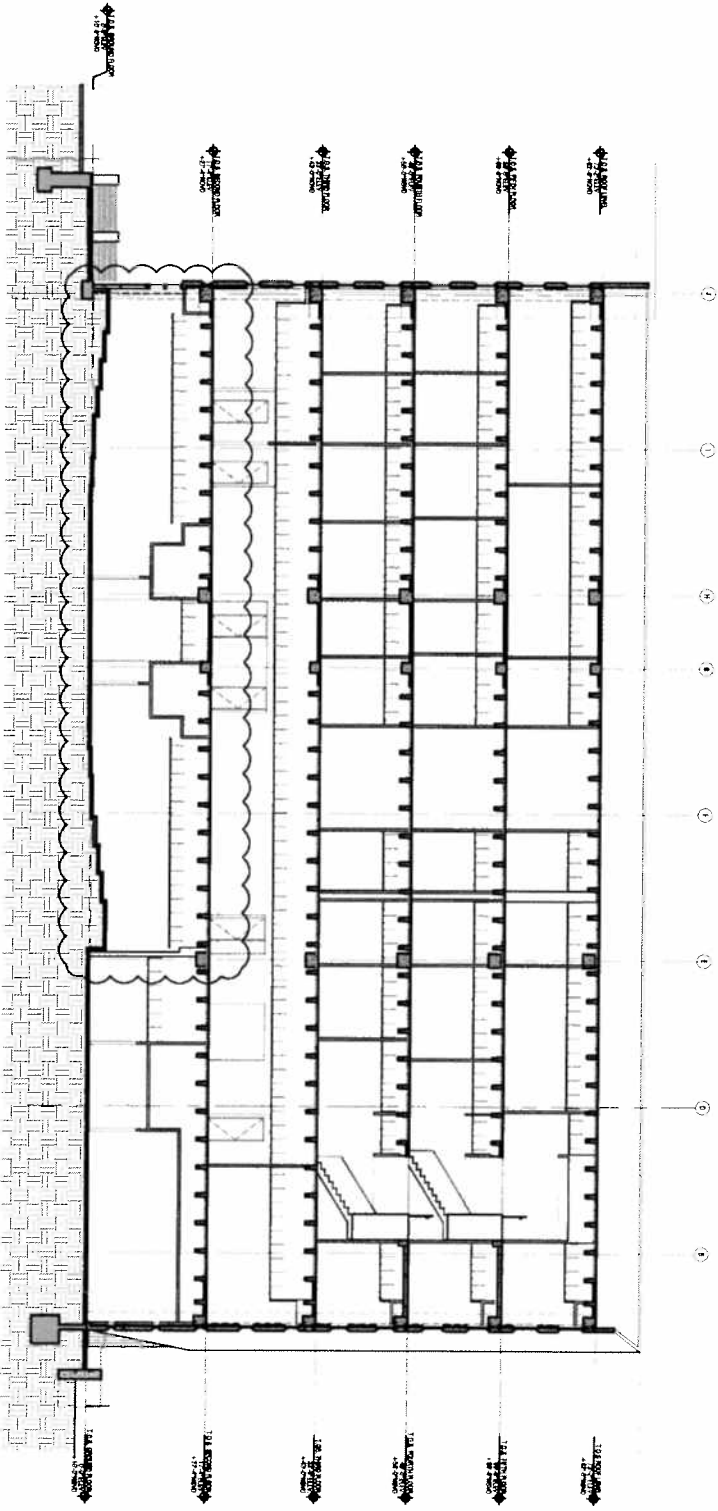
ARCHITECTONICA

PROJECT: [Blank]
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 CHECKED BY: [Blank]
 APPROVED BY: [Blank]

DATE: [Blank]
 SCALE: [Blank]

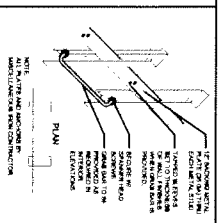
NO.	DESCRIPTION
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2	FLOOR SLAB
3	WALL
4	CEILING
5	ROOF
6	MECHANICAL
7	ELECTRICAL
8	PLUMBING
9	PAINT
10	FINISH

DATE: [Blank]
 DRAWN BY: [Blank]
 APPROVED BY: [Blank]

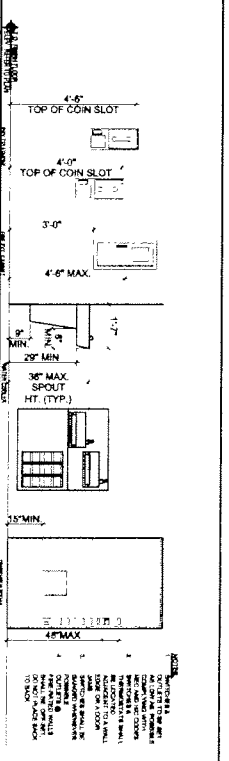


SECTION 1
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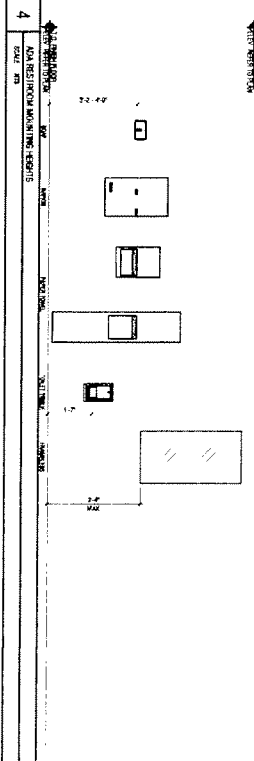
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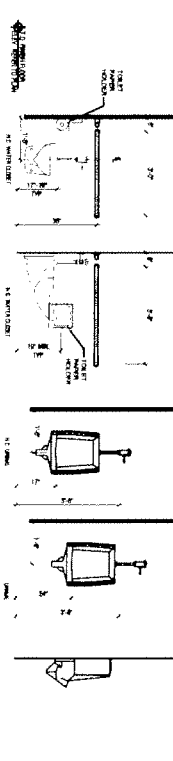
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WALL SPOUT
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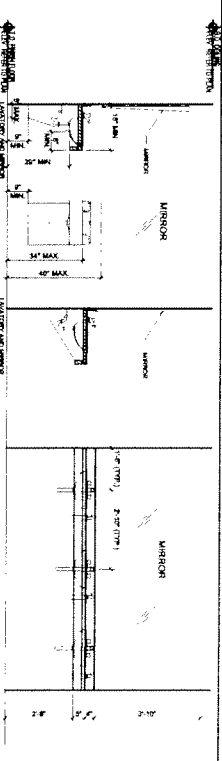
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COIN SLOT
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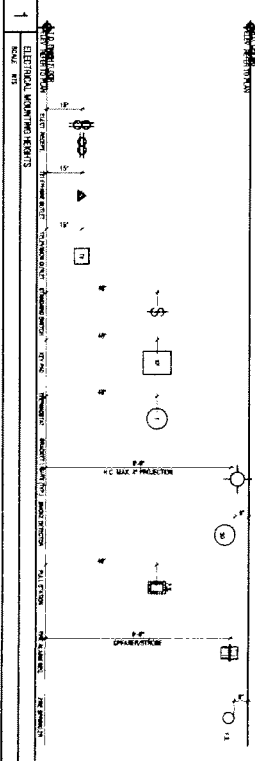
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COIN SLOT
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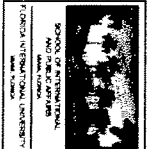
3
COIN SLOT
SCALE: 1" = 1'-0"



2
COIN SLOT
SCALE: 1" = 1'-0"



1
COIN SLOT
SCALE: 1" = 1'-0"



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