

## **CLEARWATER BEACH LIFE GUARD STATION**

**Issue:** Vertical accessibility to the second and third floors of a life guard station.

**Analysis:** The applicant is requesting a waiver from providing vertical accessibility to the existing second floor and new third floor addition of a \$356,635 life guard station. The first floor is used for storage of equipment used in lifesaving operations; the second has locker rooms and shower facilities for the life guards; and, the third will serve as a lookout area. According to the applicant, this is not open to the public and should not be considered a place of public accommodation. It is estimated that a lift would cost \$17,000 and would be subject to constant maintenance due to its location in a harsh, saltwater environment.

### **Project Progress:**

The project is under design.

### **Items to be Waived:**

Vertical accessibility to the second and third floors, 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.

**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:** Clearwater Beach Life Guard Station Remodeling and Expansion

**Address:** 180 S. Gulfview Blvd.  
Clearwater, Florida

**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:** Fowler Associates Architects, Inc.

**Applicant's Address:** 1421 Court St., Suite D, Clearwater, FL 33756

**Applicant's Telephone:** (727) 449-2021      **FAX:** (727) 447-5339

**Applicant's E-mail Address:** fowlerarch@aol.com

**Relationship to Owner:** Owner's Architect

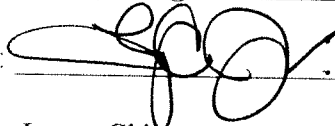
**Owner's Name:** City of Clearwater, Department of Parks and Recreation

**Owner's Address:** 100 S. Myrtle Ave., Clearwater, FL 33756

**Owner's Telephone:** (727) 562-4800      **FAX** (727) 562-4825

**Owner's E-mail Address:** lchin@clearwater-fl.com

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



**Contact Person:** Mr. Leroy Chin

**Contact Person's Telephone:** (727) 562-4856      **E-mail Address:** chin@clearwater-fl.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.)

This is an existing 2 story facility, 900 s.f. per floor, for the training and uniform changing of the Clearwater Beach Life Guard staff and the storage of their equipment on the ground floor. Due to the increased staff employment and additional female life guards, an expansion of the restroom, shower, and changing facilities is needed. In addition, better observation of the beach area is needed and a third floor is to be added for this purpose.

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

Please see the attached \_\_\_\_\_

**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.

Because this facility is not open to the public and due to the physical requirements for employment as a beach life guard, the upper floors need not be provided with an elevator or lift to the upper levels. Nor should the rest room and shower facilities be designed to accommodate a disabled individual.

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

**Issue**

1: Section 11-4.1.6 Accessible Buildings; Alterations; and (k) Exception : (i). This facility is less than 3,000

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**Issue**

2: 11-4.15 Drinking Fountains and Water Coolers

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**Issue**

3: 11-4.17, Water Closets; 11-4.17, Toilet Stalls; 11-4.18, Uninals; 11-4.19, Lavatories and Mirrors; 11-4.21, Shower Stalls.

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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.

This facility is not open to the public and only used by the beach life guards. It is therefore not necessary to design the facility to accommodate the disabled.

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

The least expensive equipment to provide access to the upper levels would be approximately \$17,000.00 for a lift. This equipment will be subject to a salt environment and will require an inordinate amount of maintenance for something that will not be used.

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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.

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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. The estimated cost for the lift is \$17,000.00 for the access to the first level and we feel that it would not be necessary to provide access to the top level as no facilities are there that aren't provided at the lower level.

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.

The waiver is requested because the facility is not available to the public and all life guard employees must be able bodied as a condition of the job description.



Stephen R. Fowler, AIA, NCARB

Signature

Printed Name

Phone number (727) 449-2021

(SEAL)

**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 2<sup>ND</sup> day of March, 2010

Signature

STEPHEN R. FOWLER,

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. FBC, 2007, 11-4.1.6
- 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  No Cost of Construction N/A

Comments/Recommendation No OBJECTION.

Jurisdiction City of Clearwater

Building Official or Designee Kevin D. Garriott  
Signature

Kevin D. Garriott  
Printed Name

BU 854  
Certification Number

(727) 562-4588 Fax (727) 562-4576  
Telephone/FAX

Address: 100 S. Myrtle Ave.

Clearwater, Florida 33758-4748

CSI	Item Description	Qty	Unit	Total Unit Price	Grand Total
<b>Building</b>					
<b>2050 Demolition</b>					
2050	Selective Demolition - Walls/Doors/Windows/Misc.	1.00	lsum	1,680.00	1,680
2050	Selective Demolition - Roof Structure	1,156.00	sqft	4.36	5,040
2075	Move Demolition Debris - Hand	160.00	cuyd	12.00	1,920
2075	Haul Demolition Debris - 40 cuyd Dumpster	160.00	cuyd	25.00	4,000
2080	Hazardous Material Abatement - N.I.C.				
	<b>Demolition Total</b>				<b>12,640</b>
<b>3900 Concrete Work</b>					
3930	Slab on Grade	3.00	cuyd	300.00	900
3930	Slab on Grade Thicken Edge/Footing	3.70	cuyd	350.00	1,295
	<b>Concrete Work Total</b>				<b>2,195</b>
<b>5500 Metal Fabrications</b>					
5520	Alum Picket Gate 4x3.5'	1.00	each	185.00	185
5520	Alum Picket Gate 3x7	1.00	each	302.50	303
5520	Alum Picket Gate 6x7	1.00	each	587.50	588
5520	Alum Picket Gate 8x7	3.00	each	905.00	2,715
5520	Alum Picket Handrails	63.00	lnft	45.00	2,835
5520	Alum Wall Rail	40.00	lnft	27.50	1,100
	<b>Metal Fabrications Total</b>				<b>7,725</b>
<b>6050 Fasteners and Adhesives</b>					
6050	Rough Hardware - Nails, Tie Downs, Straps	1.00	lsum	1,000.00	1,000
	<b>Fasteners and Adhesives Total</b>				<b>1,000</b>
<b>6100 Rough Carpentry</b>					
6100	Wood Stairs	20.00	lnft	150.00	3,000
6101	Wall Framing - 2x4 - Infill Window/Door Opening	4.00	each	150.00	600
6102	No. 2 2 x 4 Stud Framing / Blocking	3,400.00	sqft	1.33	4,528
6104	No. 2 2 x 8 Floor Framing / Blocking	980.00	sqft	2.70	2,647
6115	Plywood Subfloor 3/4" T&G	980.00	sqft	1.39	1,360
6115	Plywood Wall Sheathing 5/8"	3,400.00	sqft	1.17	3,963
6115	Plywood Roof Sheathing 5/8"	1,870.00	sqft	1.07	1,993
	<b>Rough Carpentry Total</b>				<b>18,090</b>
<b>6170 Prefabricated Structural Wood</b>					
6190	Standard Wood Trusses	1,504.00	sqft	6.21	9,343
	<b>Prefabricated Structural Wood Total</b>				<b>9,343</b>
<b>6400 Architectural Woodwork</b>					
6400	Base Cabinet w/Top, PI Lam	9.00	lnft	190.00	1,710
6400	Wall Cabinet, PI Lam	13.00	lnft	95.00	1,235
6400	Desk Top, PI Lam	8.00	lnft	65.00	520
6400	Shelving, Wd	10.00	lnft	25.00	250
	<b>Architectural Woodwork Total</b>				<b>3,715</b>
<b>7100 Waterproofing</b>					
7100	Waterproof Deck - Fiberglass	114.00	sqft	7.50	855
7100	Ice & Water Shield	1,870.00	sqft	1.33	2,478
7195	Tyvek Weather Wrap	3,400.00	sqft	0.20	687
	<b>Waterproofing Total</b>				<b>4,020</b>
<b>7200 Insulation</b>					
7210	Batt Insulation - Faced 3-1/2" R11	3,400.00	sqft	0.72	2,438
7210	Batt Insulation - Faced 9" R30	1,504.00	sqft	1.15	1,730
	<b>Insulation Total</b>				<b>4,167</b>



CSI	Item Description	Qty	Unit	Total Unit Price	Grand Total
<b>7460</b>	<b>Siding</b>				
7476	Soffit Panels - White Vinyl	480.00	sqft	1.23	588
7476	Fascia Cap - White Vinyl	240.00	lnft	1.58	378
	<b>Siding Total</b>				<b>966</b>
<b>7600</b>	<b>Flashing and Sheetmetal</b>				
7600	Aluminum Eave Drip Flashing	240.00	lnft	0.95	227
7610	Metal Roofing - 5V Crimp	1,870.00	sqft	5.81	10,869
	<b>Flashing and Sheetmetal Total</b>				<b>11,097</b>
<b>7900</b>	<b>Joint Sealers</b>				
7920	Caulking - Acrylic Latex Based	500.00	lnft	1.76	881
	<b>Joint Sealers Total</b>				<b>881</b>
<b>8100</b>	<b>Metal Doors and Frames</b>				
8115	Hollow Metal Door 16ga 3-0x7-0	4.00	each	250.00	1,000
8115	Hollow Metal Doors Placed	4.00	each	35.00	140
8120	Hollow Metal Frame 16ga 3-0x7-0	4.00	each	80.00	320
8120	Hollow Metal Frames Install	4.00	each	61.25	245
8120	Addition for Welding Frames	4.00	each	6.88	28
	<b>Metal Doors and Frames Total</b>				<b>1,733</b>
<b>8250</b>	<b>Door Opening Assemblies</b>				
8260	Prehung Wood Interior Door	10.00	each	202.50	2,025
8260	Wood Bifold Doors	1.00	each	130.00	130
8260	Wood Bi-pass Doors	1.00	each	160.00	160
	<b>Door Opening Assemblies Total</b>				<b>2,315</b>
<b>8400</b>	<b>Entrances and Storefronts</b>				
8400	Al/Gl Storefront Doors - Impact resistant - sin	1.00	each	3,500.00	3,500
	<b>Entrances and Storefronts Total</b>				<b>3,500</b>
<b>8500</b>	<b>Metal Windows</b>				
8520	Aluminum Sliding Window 2x2 - Impact resistant	2.00	each	235.00	470
8520	Aluminum Sliding Window 3x3 - Impact resistant	30.00	each	435.00	13,050
	<b>Metal Windows Total</b>				<b>13,520</b>
<b>8700</b>	<b>Hardware</b>				
8700	Door Hardware - Interior Prehung Doors	10.00	each	77.50	775
8700	Door Hardware - Exterior	4.00	each	490.00	1,960
	<b>Hardware Total</b>				<b>2,735</b>
<b>9200</b>	<b>Lath and Plaster</b>				
9220	Stucco, 3 coats, 3/4" thick w/lath	3,300.00	sqft	9.00	29,700
9220	Stucco, 3 coats, 1" thick, banding	280.00	sqft	10.00	2,800
	<b>Lath and Plaster Total</b>				<b>32,500</b>
<b>9250</b>	<b>Gypsum Board</b>				
9260	Drywall - Gyp Bd 5/8" on Walls	7,500.00	sqft	1.49	11,209
9260	Drywall - Standard 5/8" on Ceilings	2,500.00	sqft	1.46	3,646
9260	Drywall - Tape and Finish - Walls	7,500.00	sqft	1.94	14,531
9260	Drywall - Tape and Finish - Ceilings	2,500.00	sqft	1.43	3,581
	<b>Gypsum Board Total</b>				<b>32,967</b>
<b>9300</b>	<b>Tile</b>				
9300	Ceramic Tile - Floor	240.00	sqft	5.25	1,260
9300	Ceramic Tile - Wall	450.00	sqft	5.50	2,475

CSI	Item Description	Qty	Unit	Total Unit Price	Grand Total
9300	Ceramic Tile - Base	60.00	lnft	5.75	345
9310	Marble Window Sill	103.00	lnft	14.33	1,476
	<b>Tile Total</b>				<b>5,556</b>
<b>9650</b>	<b>Resilient Flooring</b>				
9650	Resilient Tile - VCT	1,300.00	sqft	2.05	2,665
9650	Resilient Tile - Vinyl Base	875.00	lnft	1.95	1,706
9650	Stair Treads & Risers	256.00	lnft	7.50	1,920
	<b>Resilient Flooring Total</b>				<b>6,291</b>
<b>9900</b>	<b>Painting</b>				
9910	Stucco	3,300.00	sqft	0.90	2,965
9920	Ceilings - Gyp Bd	2,500.00	sqft	0.85	2,128
9920	Floors, Seal - Concrete	200.00	sqft	0.49	98
9920	Doors	17.00	each	72.10	1,226
9920	Frames	14.00	each	52.68	737
	<b>Painting Total</b>				<b>7,154</b>
<b>10150</b>	<b>Compartments and Cubicles</b>				
10170	Solid Plastic Toilet Partition, Door	1.00	each	570.00	570
10170	Solid Plastic Urinal Screen	1.00	each	320.00	320
	<b>Compartments and Cubicles Total</b>				<b>890</b>
<b>10400</b>	<b>Identifying Devices</b>				
10440	Interior Signs	14.00	each	52.50	735
	<b>Identifying Devices Total</b>				<b>735</b>
<b>10500</b>	<b>Lockers</b>				
10500	Lockers - N.I.C.				
	<b>Lockers Total</b>				
<b>10520</b>	<b>Fire Protection Specialties</b>				
10522	Fire Extinguishers w/Cabinets	2.00	each	215.00	430
	<b>Fire Protection Specialties Total</b>				<b>430</b>
<b>10800</b>	<b>Toilet and Bath Accessories</b>				
10800	Toilet Accessories	1.00	lsum	2,500.00	2,500
	<b>Toilet and Bath Accessories Total</b>				<b>2,500</b>
<b>11450</b>	<b>Residential Equipment</b>				
11452	Refrigerator - N.I.C.				
11452	Microwave - N.I.C.				
11452	Washer/Dryer Stack - N.I.C.				
	<b>Residential Equipment Total</b>				
<b>15300</b>	<b>Fire Protection</b>				
15300	Fire Protection - None				
	<b>Fire Protection Total</b>				
<b>15400</b>	<b>Plumbing</b>				
15400	Plumbing - Fixture/Piping	7.00	each	1,500.00	10,500
15400	Plumbing - Hose Bibb/Piping	2.00	each	350.00	700
15400	Plumbing - W/D Box/Piping	1.00	each	250.00	250
15400	Plumbing - HWH	1.00	each	1,800.00	1,800
15400	Plumbing - Floor Drain/Piping	3.00	each	1,250.00	3,750
15400	Plumbing - EWC	1.00	each	2,000.00	2,000
15400	Plumbing - Tie into Existing	1.00	lsum	2,500.00	2,500

CSI	Item Description	Qty	Unit	Total Unit Price	Grand Total
<b>Plumbing Total</b>					<b>21,500</b>
<b>15500</b>	<b>HVAC</b>				
15500	HVAC - Split Systems	7.00	ton	4,500.00	31,500
<b>HVAC Total</b>					<b>31,500</b>
<b>16400</b>	<b>Electrical</b>				
16400	Electrical - Service, remain as is				
16400	Electrical - Panel, remains as is				
16400	Electrical - Lighting	2,481.00	sqft	4.50	11,165
16400	Electrical - Power	2,481.00	sqft	2.75	6,823
16400	Electrical - Starters	2.00	each	950.00	1,900
16400	Electrical - Tel/Data Conduit	2,481.00	sqft	0.75	1,861
16400	Electrical - Tie into Existing	1.00	lsum	2,500.00	2,500
<b>Electrical Total</b>					<b>24,248</b>
<b>Building Total</b>					<b>265,913</b>
<b>Site Work</b>					
<b>2100</b>	<b>Site Preparation</b>				
2110	Siltation Control	300.00	lnft	1.83	550
<b>Site Preparation Total</b>					<b>550</b>
<b>2200</b>	<b>Earthwork</b>				
2210	Fine Grading	500.00	sqft	0.31	153
2210	Rough Grading	500.00	sqft	0.23	117
2280	Soil Treatment	200.00	sqft	0.18	36
<b>Earthwork Total</b>					<b>306</b>
<b>2350</b>	<b>Piles and Caissons</b>				
2360	Wood Pile Layout				
2360	Wood Treated Piles 35' (10" butt)	4.00	each	70.00	280
2360	Wood Treated Piles 35' (10" butt)	4.00	each	2,000.00	8,000
<b>Piles and Caissons Total</b>					<b>8,280</b>
<b>Site Work Total</b>					<b>9,136</b>
<b>Contractor General Conditions 10%</b>					<b>27,505</b>
<b>Subtotal</b>					<b>302,554</b>
<b>Contractor O. H. &amp; P. 10%</b>					<b>30,255</b>
<b>Estimate Contingency 5%</b>					<b>15,128</b>
<b>Subtotal</b>					<b>347,937</b>
<b>P &amp; P Bond &amp; Gen. Liability Ins.</b>					<b>8,698</b>
<b>Total Estimate</b>					<b>356,635</b>

**FOWLER ASSOCIATES ARCHITECTS, INC.**  
 1421 COURT STREET CLEARWATER, FLORIDA 33756  
 (727)449-2021 AA001665

PROJECT: Beach Life Guard Station COMM. NO.: 09-226  
 FILE NO.: I.I & Chrono.  
 TO: Dept. of Community Affairs DATE: 3 March 2010  
 2555 Shumard Oak Blvd.  
 Tallahassee, Florida 32399-2100

ATTENTION:

WE TRANSMIT:

- Herewith  Under Separate Cover via: Hand Delivered
- In Accordance with Your Request

THE FOLLOWING:

- Drawings  Shop Drawing Prints  Samples  Other:
- Specifications  Shop Drawing Reproducibles  Product Literature Const. Est.
- Change Order  Certificate for Payment  Electronic Data

COPIES	DESCRIPTION	DATE
1 Set (24x 36)	SD-I.I, Ex-I.I, A-I.I, A-2.I	Not Dated
1 Set (11x 17)	SD-I.I, Ex-I.I, A-I.I, A-2.I	Not Dated
1 Set (8½x 11)	SD-I.I, Ex-I.I, A-I.I, A-2.I	Not Dated
1 Set (Transp.)	SD-I.I, Ex-I.I, A-I.I, A-2.I	Not Dated
1 Set (PDF/disc.)	SD-I.I, Ex-I.I, A-I.I, A-2.I	Not Dated
1 Set	Waiver Application	Not Dated
1 Set	Construction Estimate	21.Dec.09

ACTION:


- Approval  Distribution to Parties
- Review and Comment  Record
- Use and Information  For Signature

VIA:

- Forwarding as Noted  Mail
- Return to this Office  Pick-up
- No Action Required  Deliver

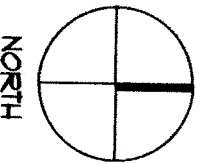
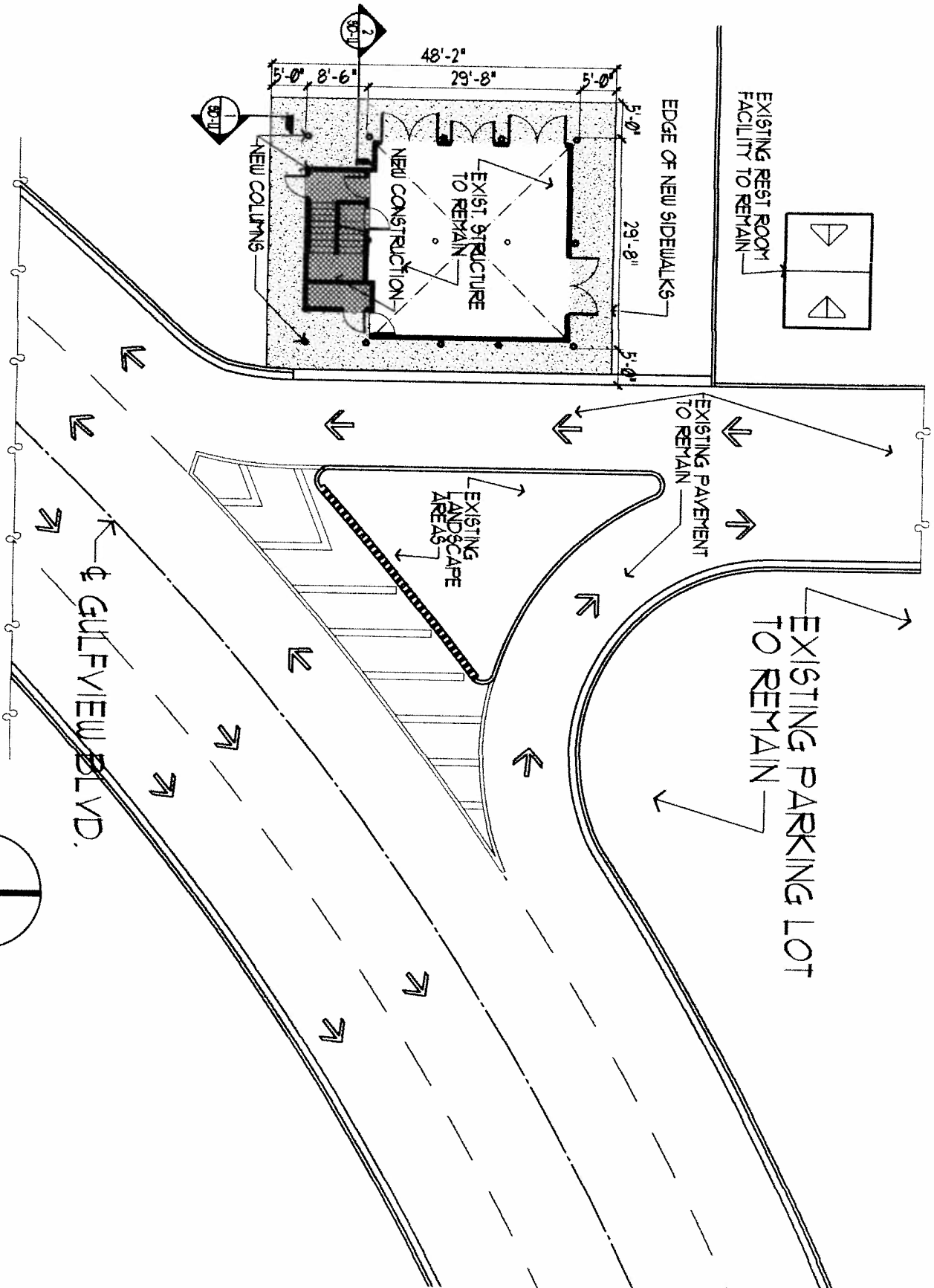
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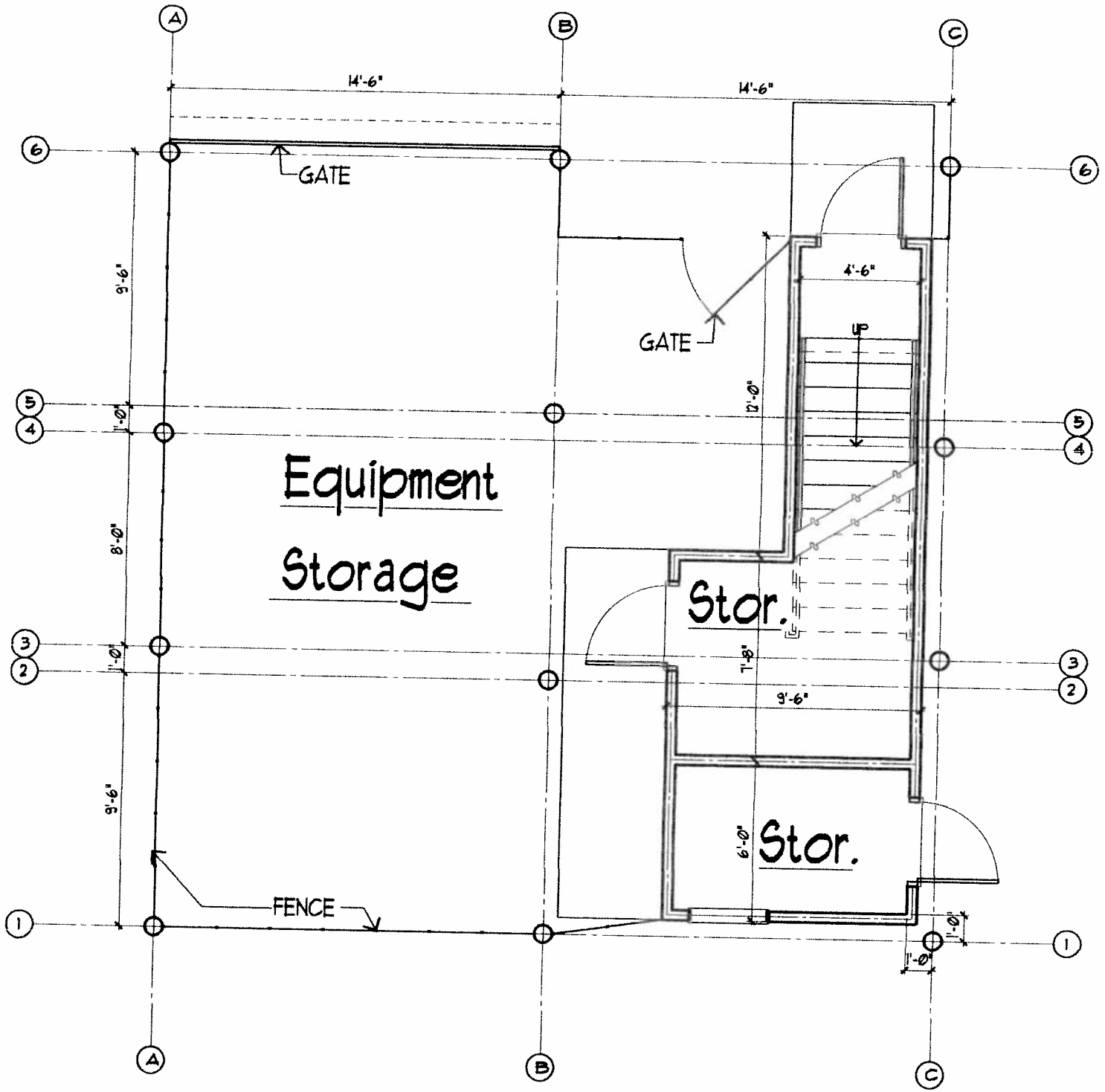
COPIES TO: Leroy Chin w/1 copy

BY:   
 Stephen R. Fowler, AIA, NCARB

# SITE PLAN

← EXISTING BEACH AREA →

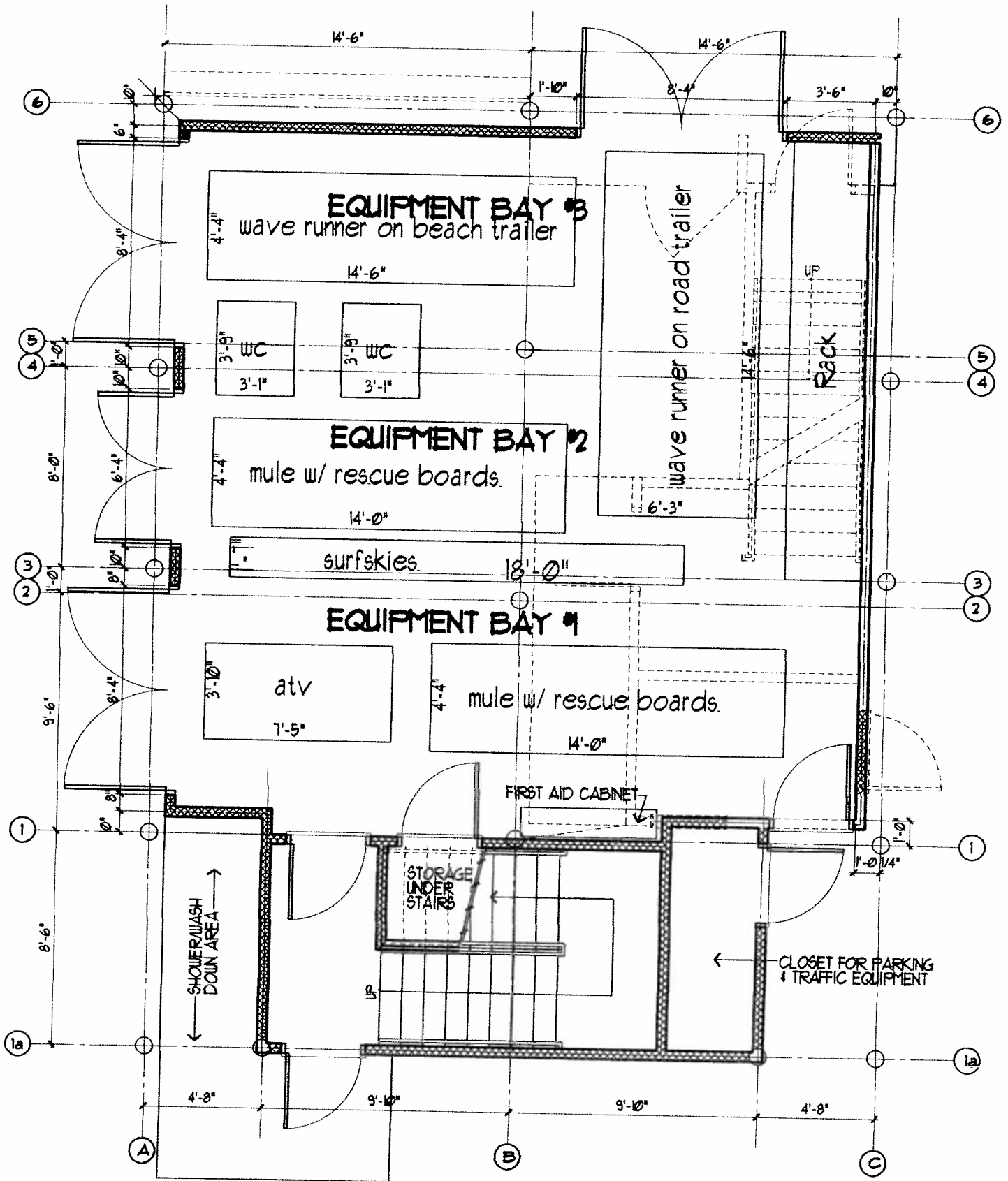




# Ground Floor Plan (Existing)

SCALE: 3/16" = 1'-0"

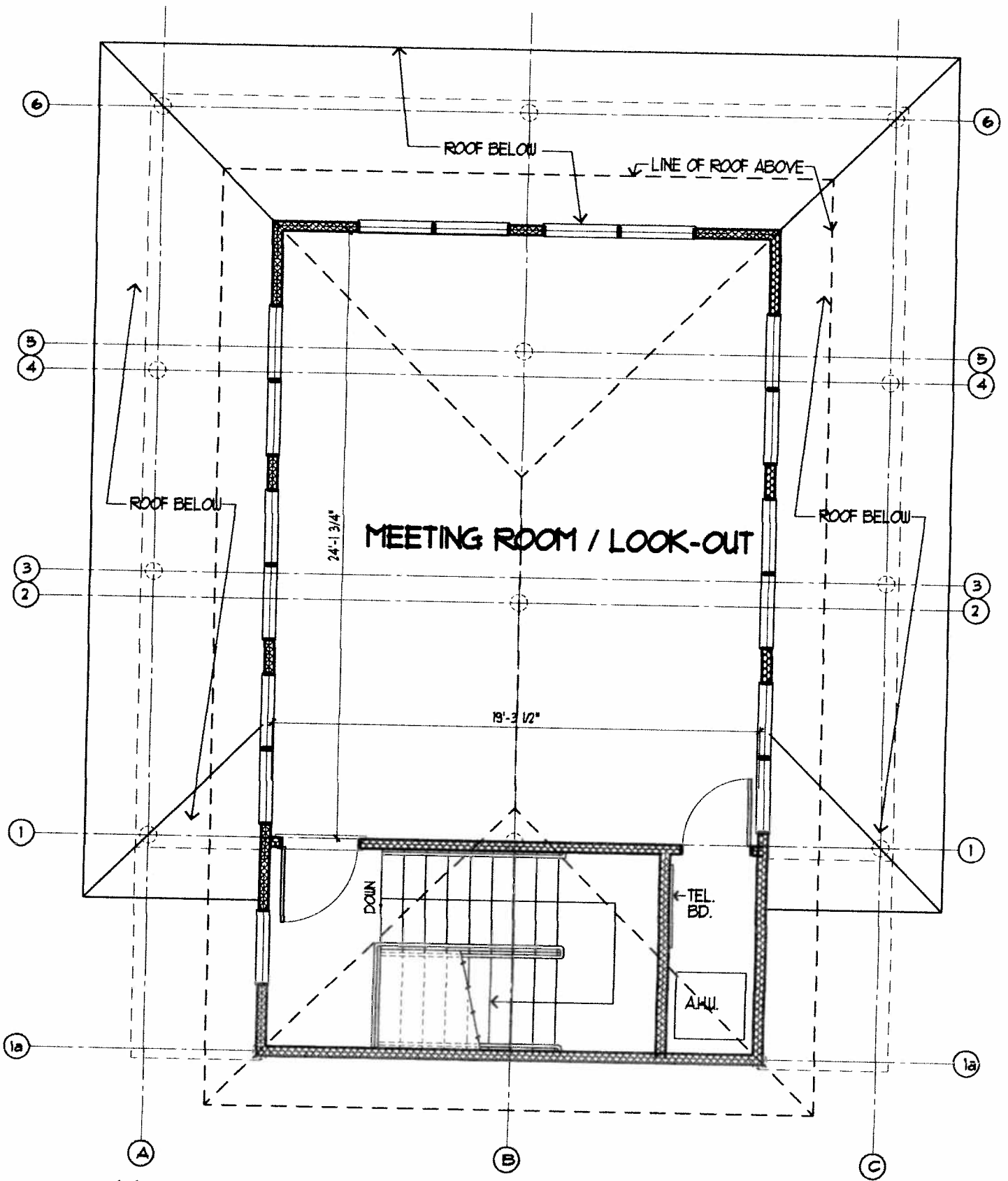




# Ground Floor Plan

- LEGEND:**
- EXISTING CONSTRUCTION TO REMAIN: —————→
  - EXISTING CONSTRUCTION TO BE REMOVED: - - - - -→
  - NEW CONSTRUCTION: ————→





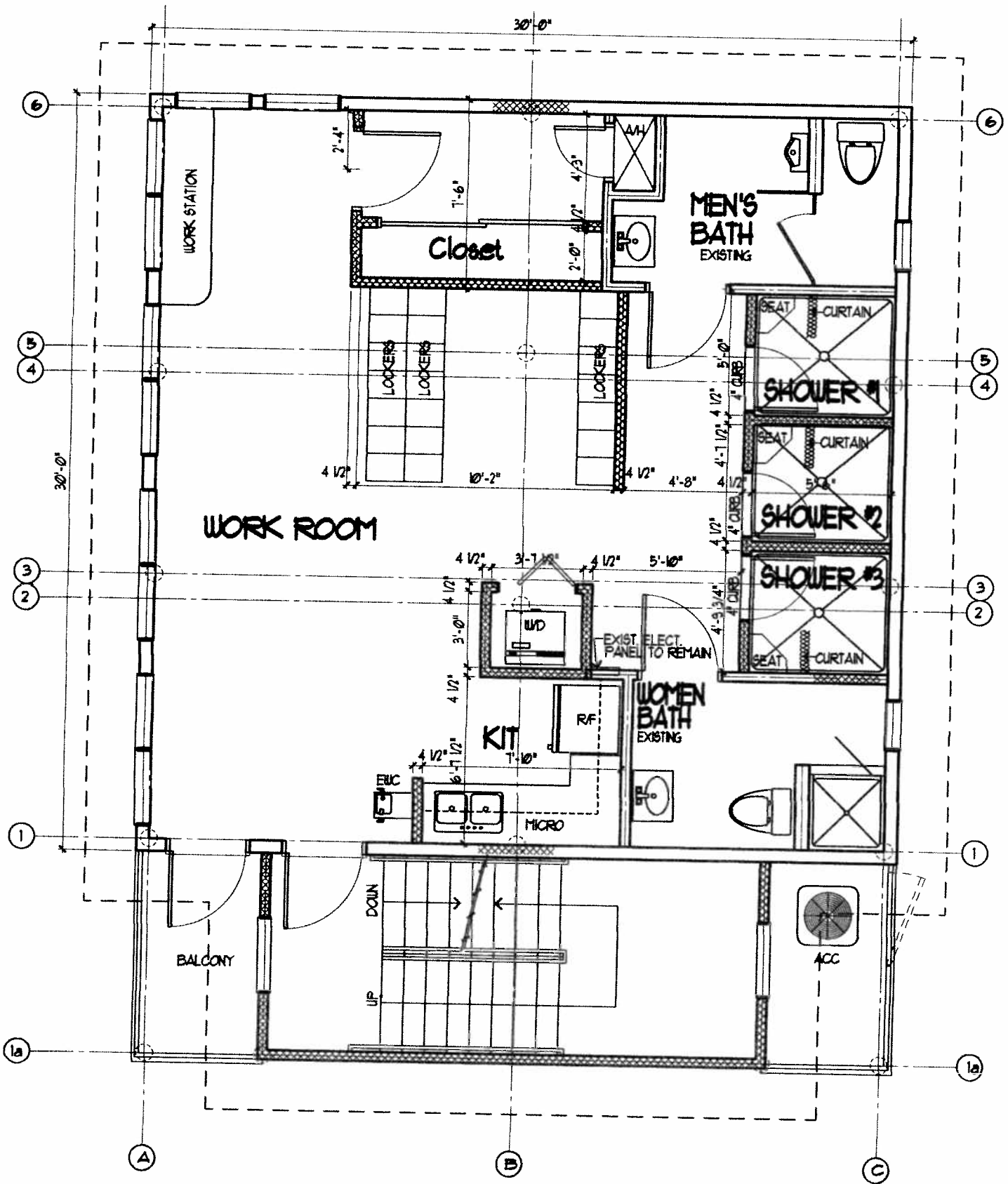
# Third Floor Plan

3/16" = 1'-0"

- LEGEND:
- EXISTING CONSTRUCTION TO REMAIN: —————→
  - EXISTING CONSTRUCTION TO BE REMOVED: - - - - -→
  - NEW CONSTRUCTION: ————+———→

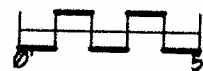


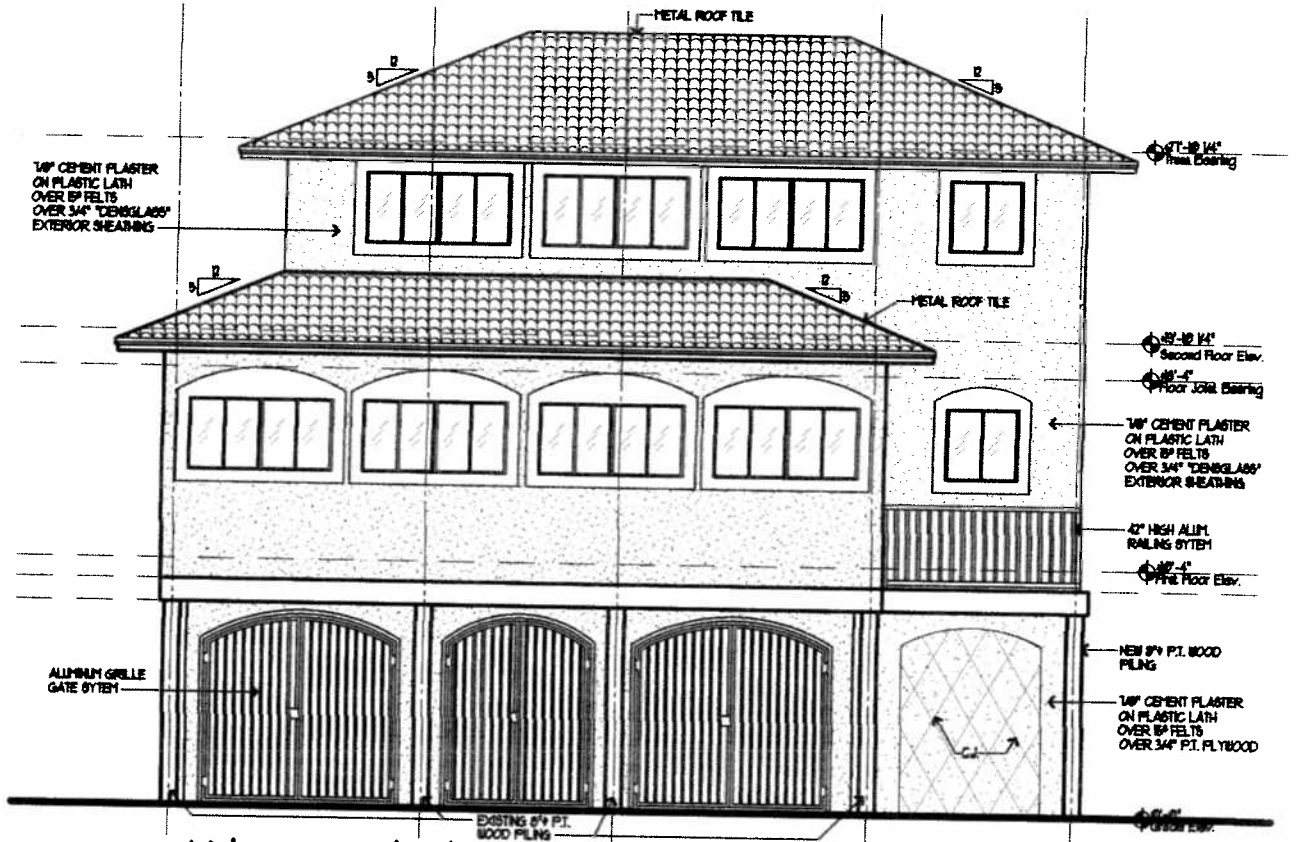




# Second Floor Plan

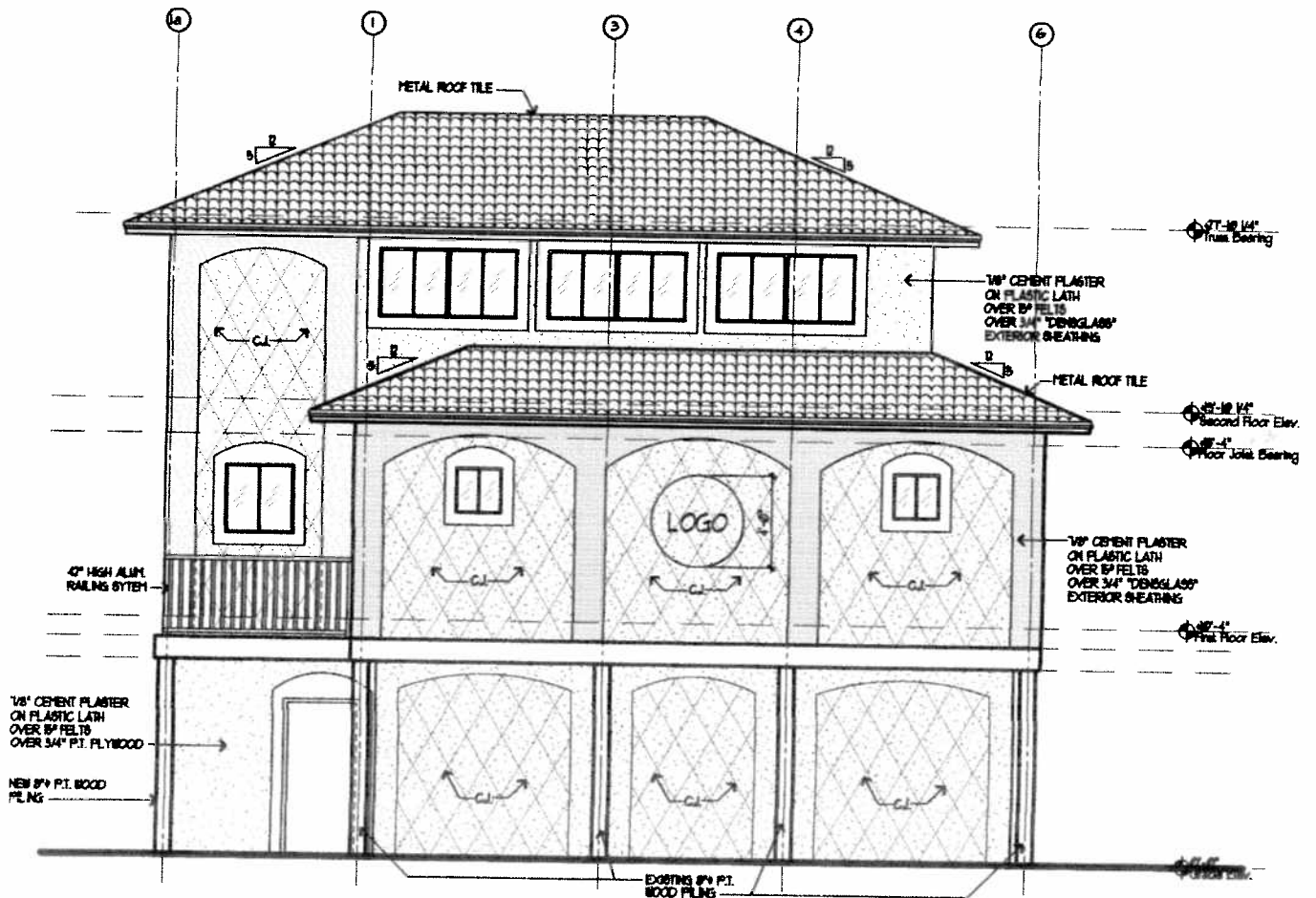
- LEGEND:
- EXISTING CONSTRUCTION TO REMAIN: —————
  - EXISTING CONSTRUCTION TO BE REMOVED: - - - - -
  - NEW CONSTRUCTION: —————



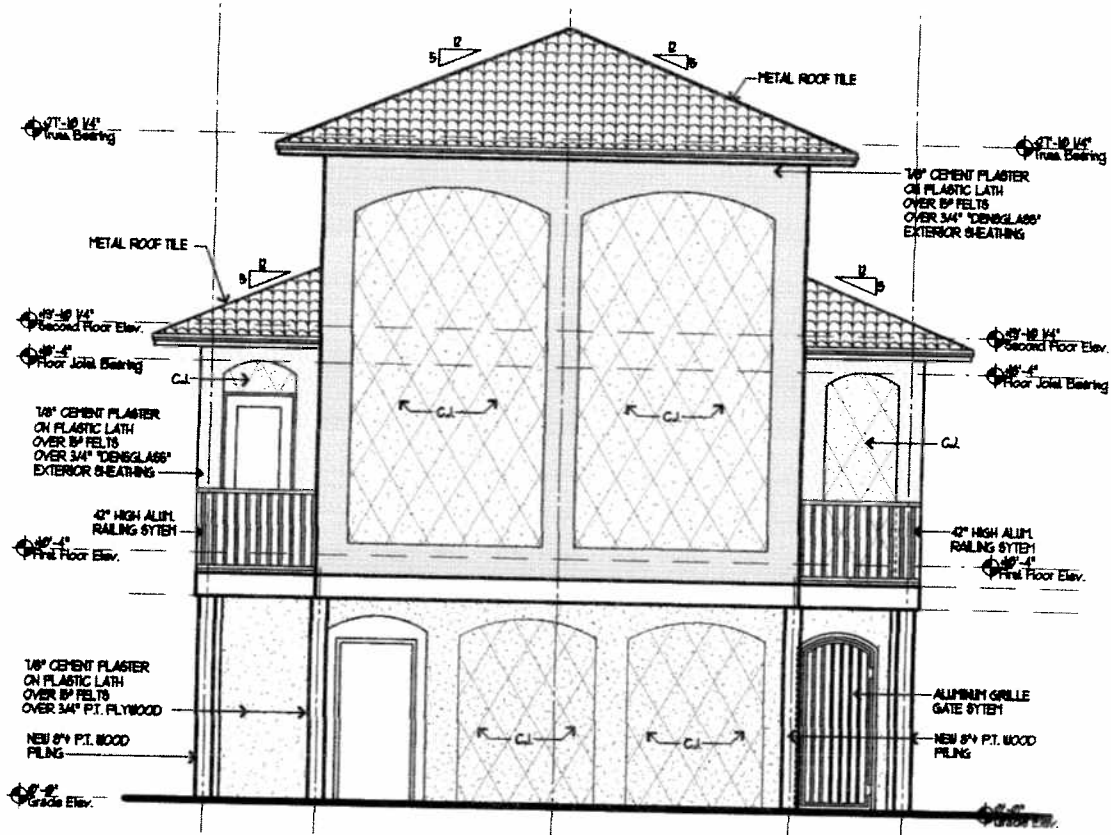


# West Elevation

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

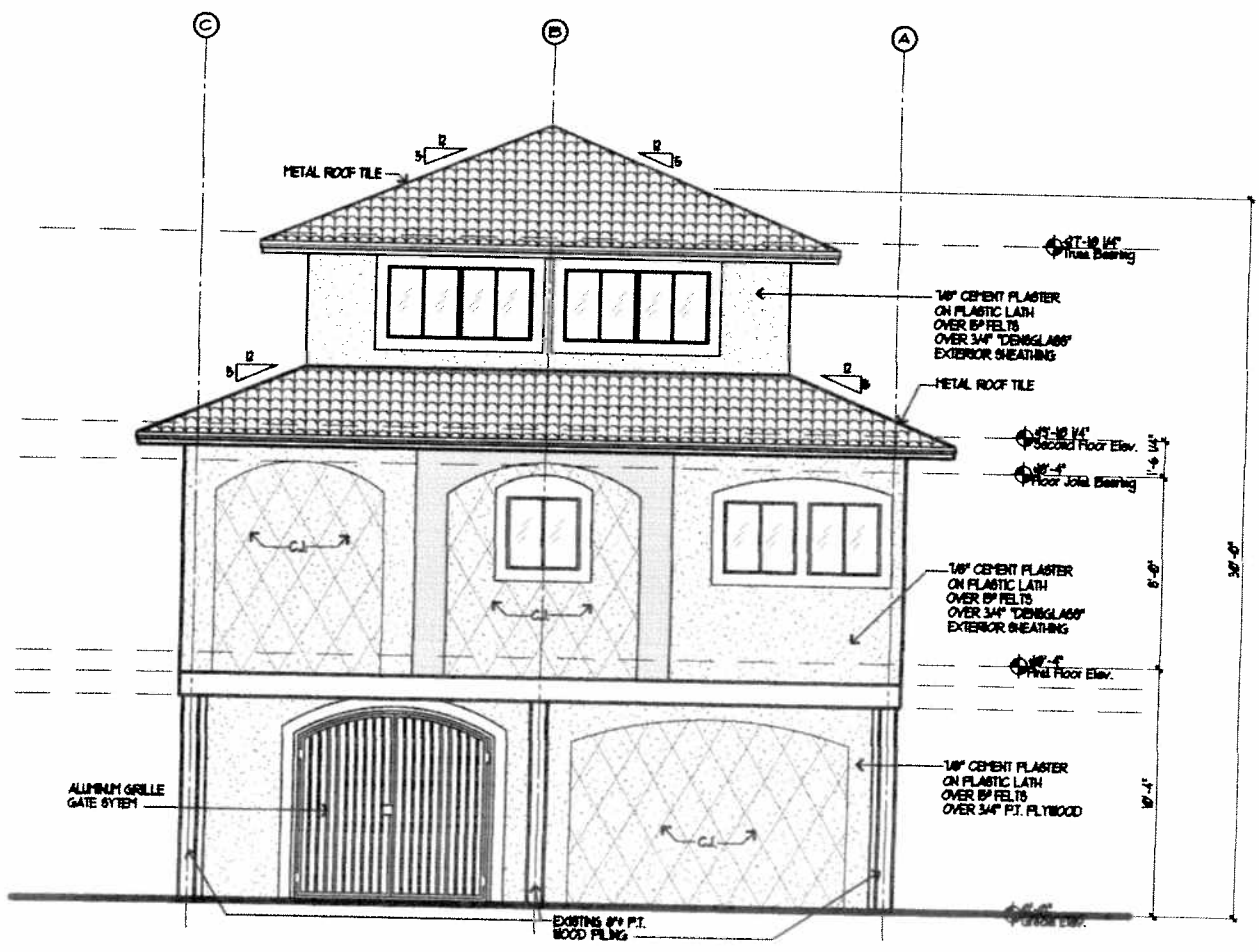


# East Elevation



**South Elevation**

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



**North Elevation**

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