

## **UNIVERSITY OF SOUTH FLORIDA – INTERDISCIPLINARY SCIENCE FACILITY**

**Issue:** Vertical accessibility to all rows of seats in tiered classrooms.

**Analysis:** The applicant is requesting a waiver from providing vertical accessibility to all rows of seats in two 300 seat lecture halls with tiered seating and a 60 seat tiered classroom with fixed tables. The lecture halls have provided 6 wheelchair locations with companion seats at the bottom, center and top of the halls. In the classroom, four accessible locations are at the front in separate locations. The project is a new, multi-discipline science facility that has six levels of research laboratories, classrooms, administrative offices, faculty office and support services. The remaining two floors house mechanical penthouse and equipment with one floor vacant to permit future research expansion. The overall project will cost \$63,844,846.

### **Project Progress:**

The project is in plan review and under construction.

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

Vertical accessibility to all rows of seats in tiered classrooms, 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:** University of South Florida  
Interdisciplinary Science Teaching and Research Facility (USF Project # 534)

**Address:** University of South Florida  
4202 E. Fowler Ave  
Tampa, Florida-33620

**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:** Hellmuth, Obata & Kassabaum, Inc.

**Applicant's Address:** One Tampa City Center, Suite 1800, Tampa, Florida 33602

**Applicant's Telephone:** 813-229-0300 **FAX:** 813-223-7116

**Applicant's E-mail Address:** Tom.Thomas@hok.com


**Relationship to Owner:** Architect

**Owner's Name:** University of South Florida, Doug Mann (Project Manager)

**Owner's Address:** 4202 E. Fowler Ave, Tampa, Florida-33620

**Owner's Telephone:** 813.974.0846

**Owner's E-mail Address:** dmann@admin.usf.edu

**Signature of Owner:** 

**Contact Person:** Scott Hughes, Hellmuth, Obata & Kassabaum, Inc.(HOK)

**Contact Person's Telephone:** 813-371-5723

**E-mail Address:** scott.hughes@hok.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.)

The work consists of an 8-story, 237,000 GSF science teaching and research facility. The facility will include 6 levels of research laboratories, classrooms, administrative offices, faculty offices, and support spaces. The seventh level will be unfinished as shell space for future research areas. The eighth level will be comprised of mechanical penthouse and exterior roof equipment. Two 300 seat lecture halls will be located independently with exterior entrances and a below grade interior corridor connection at level 1. The building will also contain a 7-story atrium surrounded by student collaboration areas.

Because this is a building for public use, all entries, floors, corridors and spaces will permit wheelchair access. All restrooms will be sized and detailed to accommodate a physically challenged person. Universal design principles will be incorporated into all Break Rooms, Classrooms and Lab spaces to maximize access to all persons. The entry level is at grade, and access to the upper levels will be provided by elevators. The following three spaces have multiple levels within the space itself of which all seating rows may not be accessible: (2) 4,200 sq ft Lecture Halls and the (1) 1,250 sq ft Tiered Classroom.

**5. Project Construction Cost (Provide cost for new construction, the addition or the alteration):** \$63,844,846.00

**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.

We are requesting a waiver for Vertical Accessibility to multiple stepped levels within three rooms, which are (2) 300-seat Lecture Halls with fixed seating and 60-seat Tiered Classroom with fixed tables. Both rooms provide designated seats for people with disabilities, and for their companions, with a choice of locations and sightlines, meeting Florida Accessibility Code

section 11-4.33.3, Placement of wheelchair locations in Assembly areas. Providing access and wheelchair seating to the intermediate stepped levels within these two rooms through an accessible ramp or lifts would greatly reduce the floor area available for seating, and would compromise sightlines between the audience participants and the presentation at the front of the room.

We are bringing this issue to the Commission at this time because only the Commission can waive this Florida-specific requirement. We cannot find an efficient mode of compliance.

**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:

*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.

**(2) Lecture Halls**

Both Lecture Halls contain 300 fixed seats in a radial arrangement. The seats are concentrically focused on a projection screen on the front wall and a demonstration/speaking area at a lower level. The lower 6 rows of seats are accessed by a ramp of 1:12 slope, and the 4 upper rows of seats are stepped tiers. The 10 1/2" stepped tiers (provided by two 5.25" steps) in the 4 upper rows of seats allow those participants to more clearly view the demonstration floor at the front at a downward angle, in addition to the projection screen on the front wall. There are 6 wheelchair spaces, each with adjacent companion seats, indicated in 5 different locations: two seats in the first row, two in the last row, and two in the middle row at the top of the ramped portion of the floor. Companion seating has been located to the aisle side to minimize circulation disruption to wheelchair locations. The combination of sloped and stepped floor levels maximizes audience sightlines, and still allows a reasonable choice of seating to all participants, meeting Florida

Building Code section 11-4.33.3, Placement of wheelchair locations in Assembly areas.

### **Level 2 Tiered Classroom**

The tiered Classroom contains 4 rows of movable seats at fixed tables. The tiered classroom design responds to the student's ability to interact with the Professor and the presentation technology at the front of the room. The 5" stepped tiers allow easy visibility in both directions, from the presenter to the students and from the students to the presenter. (4) Wheelchair seating locations can be accommodated in two of the four rows, in the top row and in the front row. Using a sloped floor within the classroom (one large ramp at a slope of 1:12) to provide seating at varying heights does not provide enough height difference between rows and will significantly compromise student-presenter sightlines.

We believe that, overall, the intent of FBC 11-4.1.3 (5), providing vertical accessibility to all levels within the new building, is met, with the exception of some rows of seating in these three rooms due to the special requirements of the teaching environment. Providing the tiered Classroom seating and the upper tiered portion of the Lecture Hall seating with a sloped floor configuration would not provide adequate sightlines for an effective demonstration and teaching environment; providing an accessible ramp or lift to these stepped rows would result in either a loss of seating capacity or a loss of sightlines, or both.

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

*[ ] 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.

The main cost of providing access to the intermediate rows of stepped seating in both the Lecture Halls and the Tiered Classroom would be the additional floor space required at \$320.00 per square foot and the loss of adjacent program area.

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.

We believe that we have strived to provide equal access to all visitors, staff and students at this facility and meet with the requirements and intent of the Florida Accessibility Code. We are requesting a waiver for Florida specific requirement 11-4.1.3 Paragraph 5 Vertical Accessibility, which stipulates that "Vertical accessibility shall be provided to all levels above and below the occupiable grade level, regardless of whether the code requires an elevator to be installed in such building, structure or facility...". We are providing accessibility to all building entries, all levels, and all public and staff occupiable spaces. We are requesting a waiver for Vertical Accessibility to multiple stepped levels within three rooms, which are (2) 300-seat Lecture Halls with fixed seating and 60-seat Tiered Classroom with fixed tables. Both rooms provide designated seats for people with disabilities, and for their companions, with a choice of locations and sightlines, meeting and exceeding Florida Accessibility Code section 11-4.33.3, Placement of wheelchair locations in Assembly areas.

Providing access and wheelchair seating to the intermediate stepped levels within these rooms through an accessible ramp or lifts would greatly reduce the floor area available for seating, and would compromise sightlines between the audience participants and the presentation at the front of the room. We cannot find an efficient mode of compliance that would not cause prohibitive cost and space requirements.

Signature



Printed Name: Tom Thomas

Phone number 813.371.5715

(SEAL)

31512010

**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 5<sup>th</sup> day of MARCH, 2010

Signature \_\_\_\_\_

✓ TOM E THURMS  
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.

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 (2) Lecture Hall and (1) Tiered seating Classroom indicated in the submitted plans.

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 \_\_\_\_\_

**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 Lecture Halls provide accessible seating location at different lines of sight.

Jurisdiction: University of South Florida

Building Official or Designee

Signature



Roy Clark, CBO

Printed Name

BU 1281

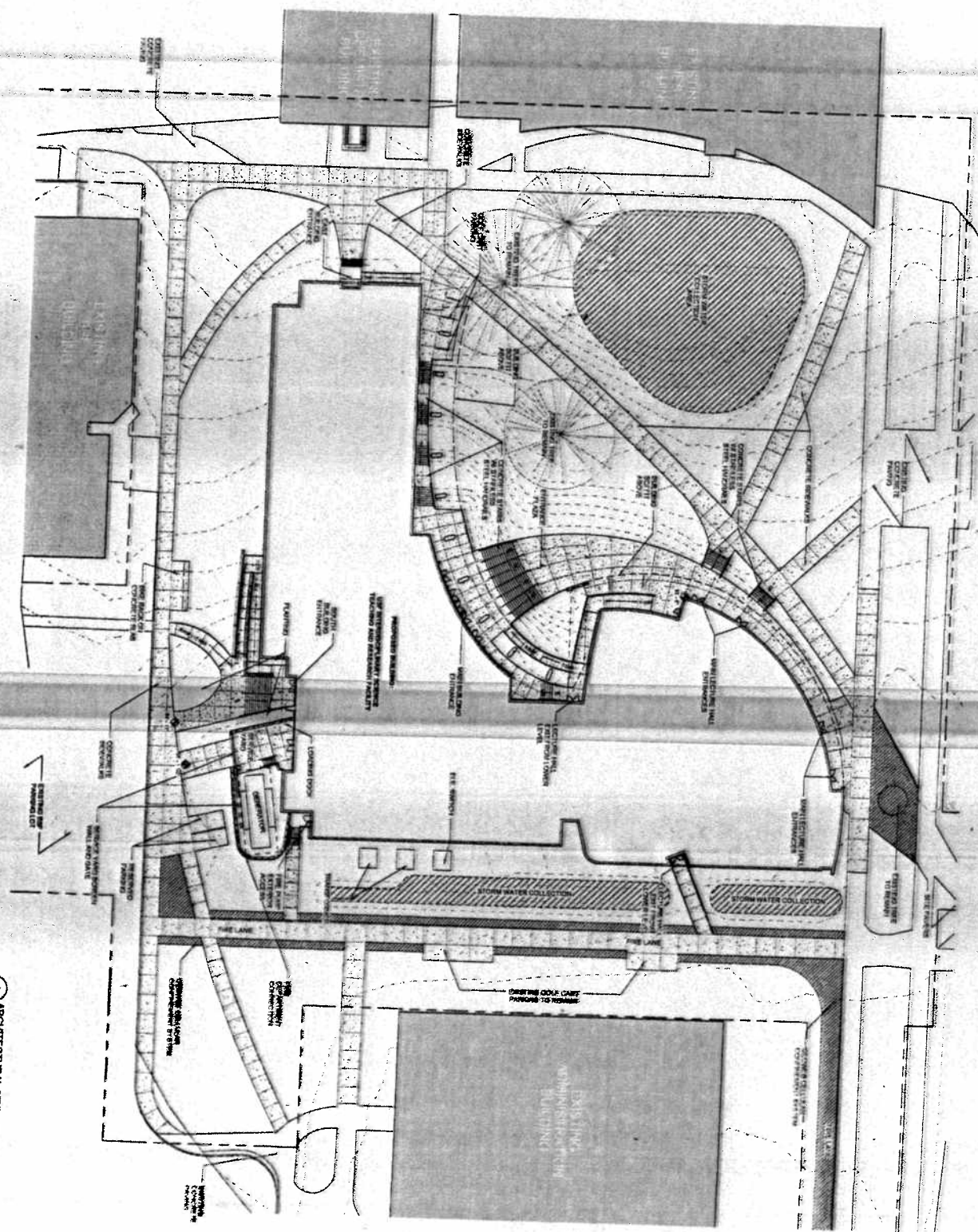
Certification Number

813-974-0893

Telephone

Address: University of South Florida, 4202 E. Fowler Ave, Tampa, Florida-33620





A ARCHITECTURAL SITE PLAN

**USF**  
 UNIVERSITY OF  
 SOUTH FLORIDA

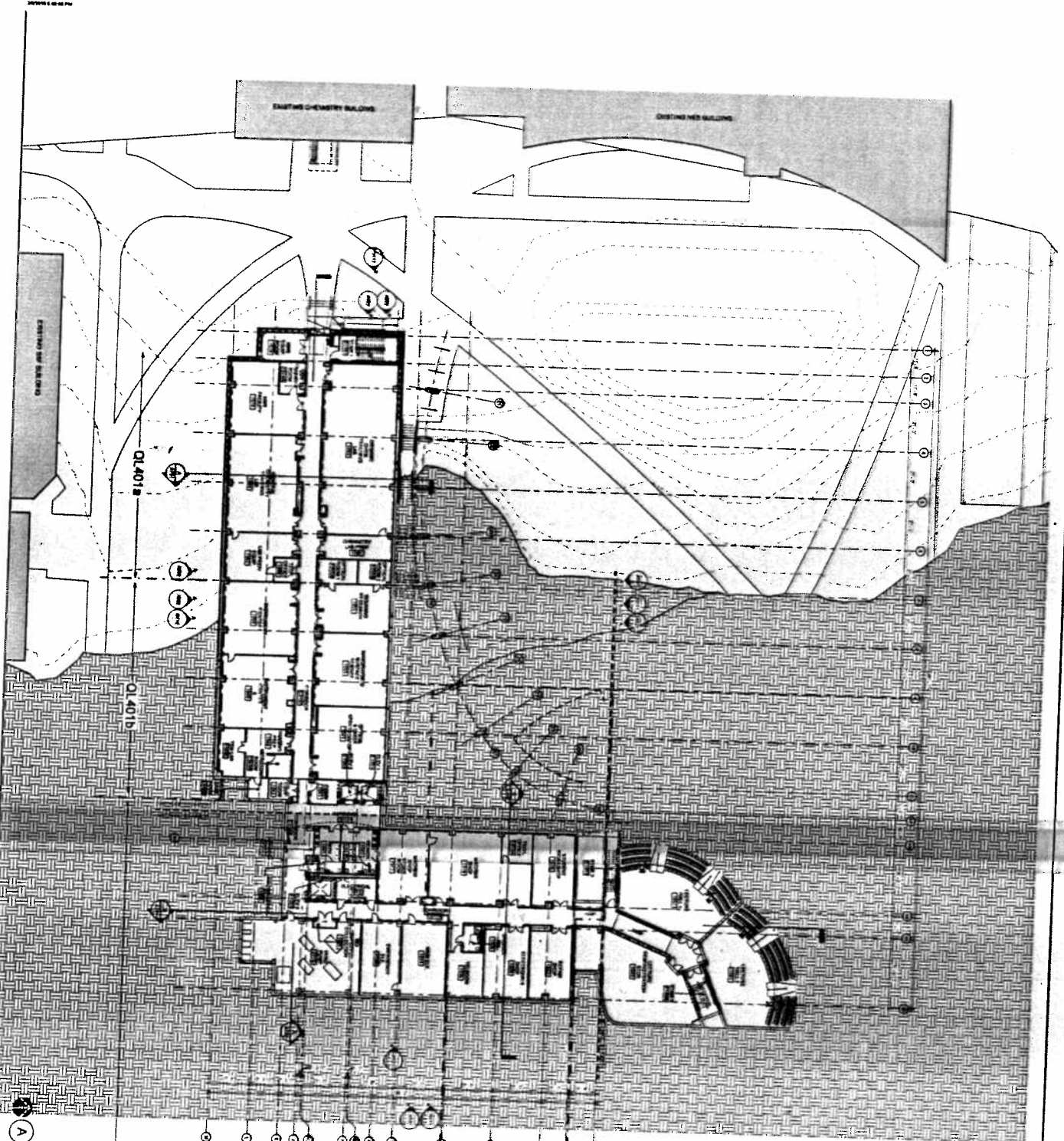
USF Interdisciplinary  
 Science Teaching and  
 Research Facility  
 401 Franklin Ave.  
 Tampa, Florida 33606  
 Prepared for  
 University of South Florida



DATE: 11/11/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: [Number]  
 SHEET NO.: [Number]  
 TOTAL SHEETS: [Number]



ARCHITECTURAL SITE  
 PLAN  
 A000



**A** LEVEL 1 - COMPOSITE PLAN

**GENERAL COMPOSITE PLAN NOTES:**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

COMPOSITE FLOOR PLAN - LEVEL 1

A101

DATE: 08/11/00  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

PROJECT: [Name]  
 LOCATION: [Name]

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

PROJECT NO.: [Number]

DATE: [Date]

BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

DATE: [Date]

PROJECT: [Name]

LOCATION: [Name]

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

PROJECT NO.: [Number]

DATE: [Date]

BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

DATE: [Date]

PROJECT: [Name]

LOCATION: [Name]

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

PROJECT NO.: [Number]

DATE: [Date]

BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

DATE: [Date]

PROJECT: [Name]

LOCATION: [Name]

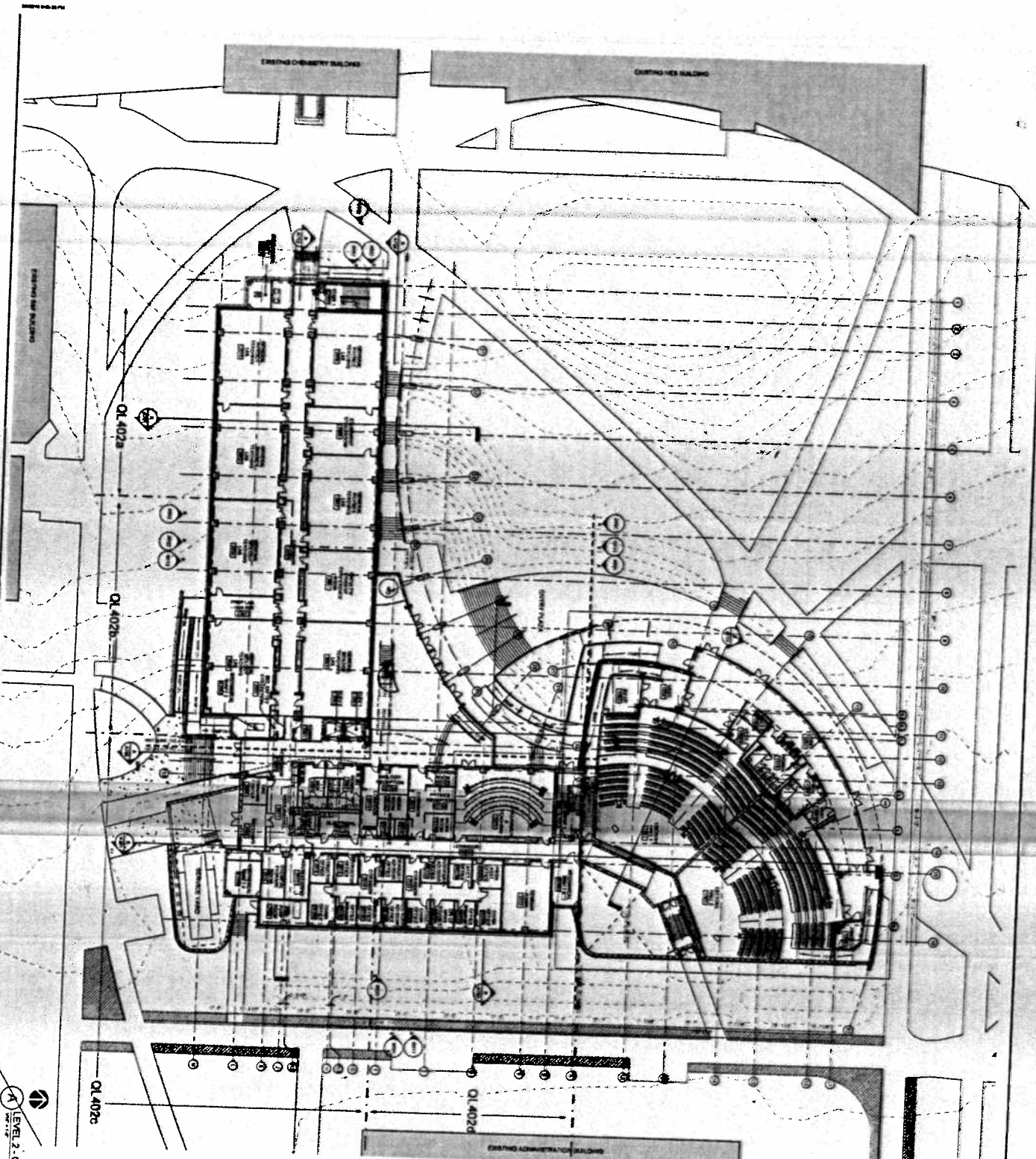
**USF**  
 UNIVERSITY OF  
 SOUTH FLORIDA

Project:  
 USF Interdisciplinary  
 Science Teaching and  
 Research Facility  
 Dept. of Physics and  
 Astronomy  
 Physics Building 3000  
 Prepared for:  
 University of South Florida



1998  
 One Tampa Bay Center, Suite 1000  
 Tampa, FL 33601  
 Tel: 813.253.1100  
 Fax: 813.253.1101  
 E-mail: info@bpk.com  
 Website: www.bpk.com  
 Copyright © 1998 by  
 BPK  
 All rights reserved.  
 No part of this publication  
 may be reproduced, stored  
 in a retrieval system, or  
 transmitted, in any form  
 or by any means, without  
 the prior written permission  
 of the publisher.





**GENERAL COMPOSITE PLAN NOTES:**

1. REFER TO ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.

2. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SYSTEMS AND EQUIPMENT.

3. REFER TO STRUCTURAL PLANS FOR COLUMN LOCATIONS AND LOADS.

4. REFER TO CIVIL PLANS FOR SITE CONDITIONS AND UTILITY LOCATIONS.

5. REFER TO INTERIOR DESIGN PLANS FOR FURNITURE AND FIXTURES.

6. REFER TO LANDSCAPE ARCHITECTURE PLANS FOR EXTERIOR SPACES.

7. REFER TO SPECIALTY CONSULTANT PLANS FOR SPECIAL REQUIREMENTS.

8. REFER TO CONTRACT DOCUMENTS FOR GENERAL CONDITIONS AND SPECIFICATIONS.

9. REFER TO PERMITS AND REGULATIONS FOR LOCAL, STATE, AND FEDERAL REQUIREMENTS.

10. REFER TO AS-BUILT DRAWINGS FOR EXISTING CONDITIONS.

**COMPOSITE FLOOR PLAN - LEVEL 2**

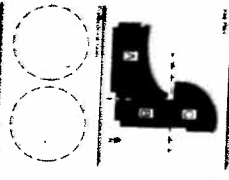
**A102**



**USF** Interdisciplinary  
 Research, Technology and  
 Innovation Center  
 University of South Florida  
 Lakeland, FL 34601  
 University of South Florida

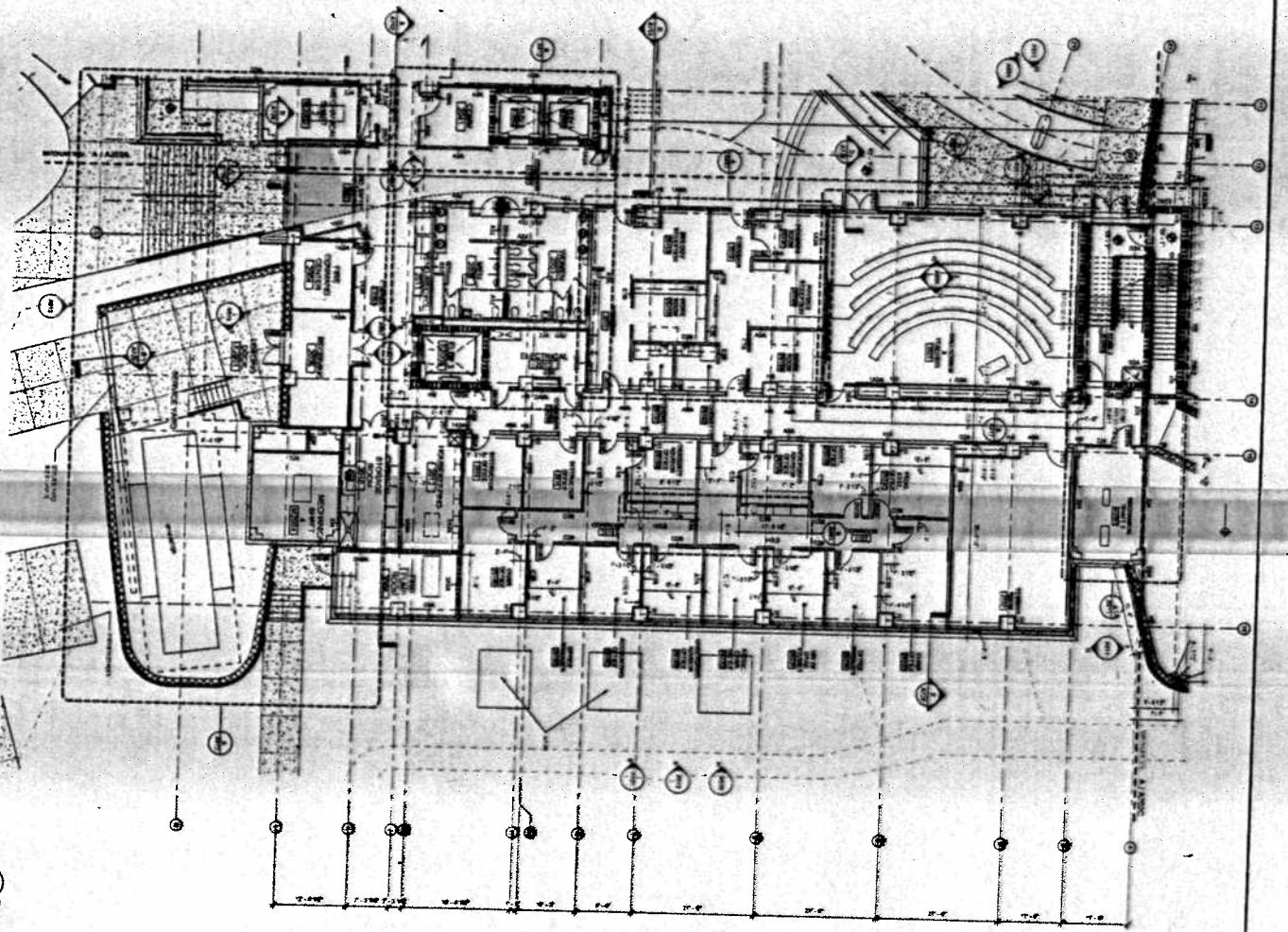


**IPK**  
 International Project  
 Architects  
 1000 South  
 ...  
 ...  
 ...



NO.	DATE	DESCRIPTION
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
10	...	...

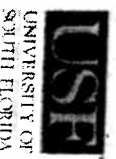




A FLOOR PLAN - LEVEL 2 AREA B

UNIVERSITY OF SOUTH FLORIDA  
 COLLEGE OF ENGINEERING  
 DEPARTMENT OF ARCHITECTURE  
 1607 SOUTH PALM AVENUE  
 TAMPA, FLORIDA 33620-5050  
 TEL: 813/974-2000  
 FAX: 813/974-2000

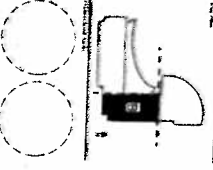
DATE: 08/11/00  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 PROJECT NO.: 00-0000



User: Interdisciplinary  
 Science Teaching and  
 Learning Facility  
 University of South Florida  
 Tampa, FL 33620

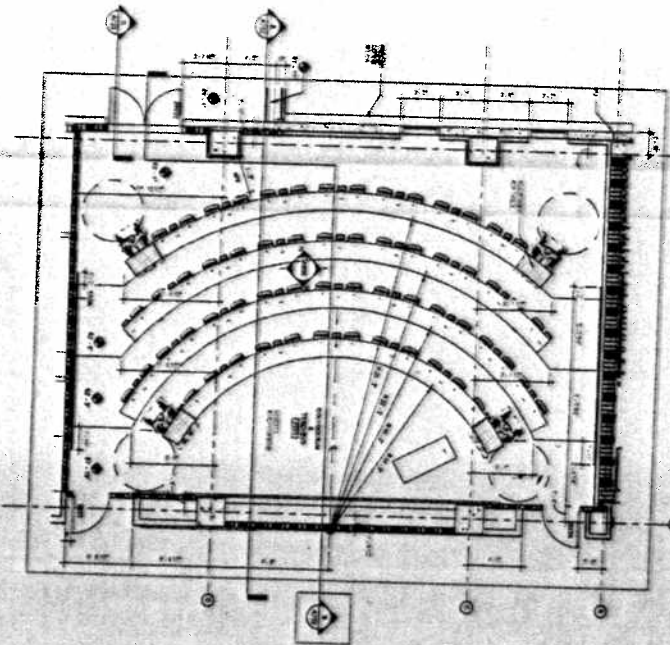


IRK  
 1607 SOUTH PALM AVENUE  
 TAMPA, FLORIDA 33620-5050  
 TEL: 813/974-2000  
 FAX: 813/974-2000

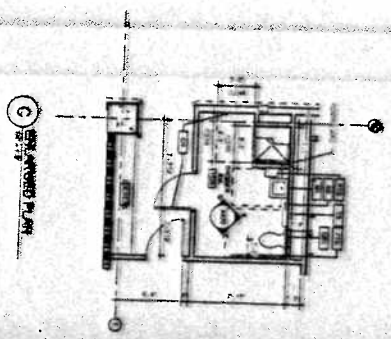


FLOOR PLAN - LEVEL 2  
 AREA B

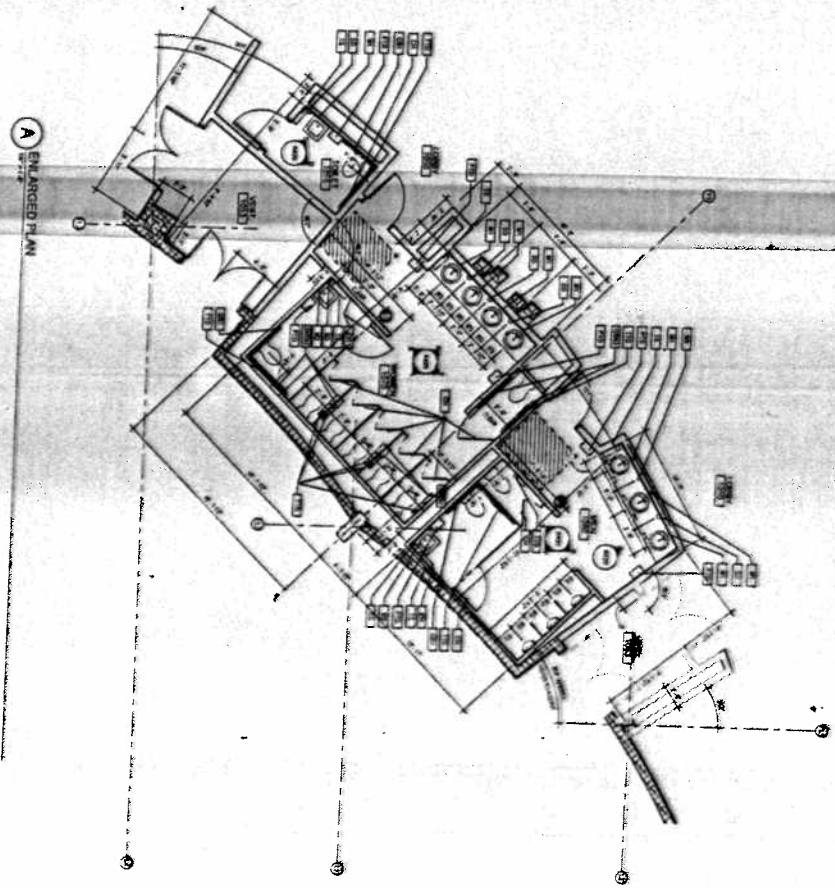




**B** ENLARGED PLAN



**C** ENLARGED PLAN



**A** ENLARGED PLAN

**USF**  
UNIVERSITY OF  
SOUTH FLORIDA

Office of Planning  
and Development  
1100 University Avenue  
Tampa, FL 33620  
Phone: 813-974-2000  
Fax: 813-974-2001



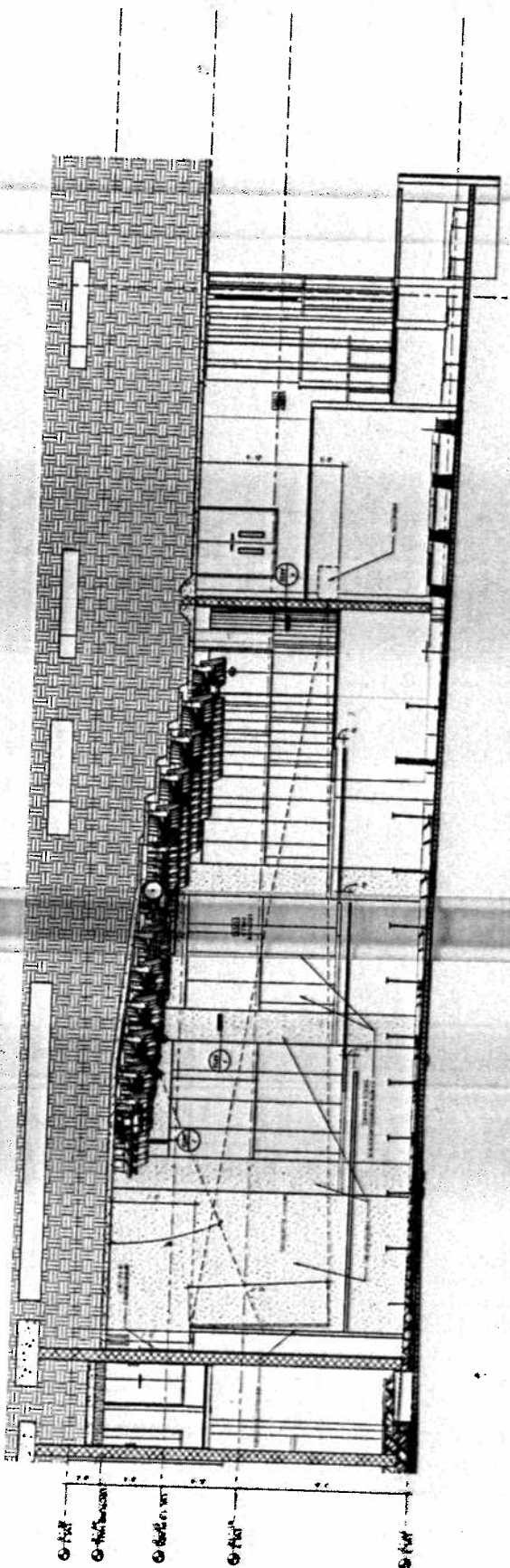
IPRK  
Institutional Planning and Research, Inc.  
1100 University Avenue  
Tampa, FL 33620  
Phone: 813-974-2000  
Fax: 813-974-2001

UNIVERSITY OF SOUTH FLORIDA  
1100 UNIVERSITY AVENUE  
TAMPA, FL 33620  
PHONE: 813-974-2000  
FAX: 813-974-2001

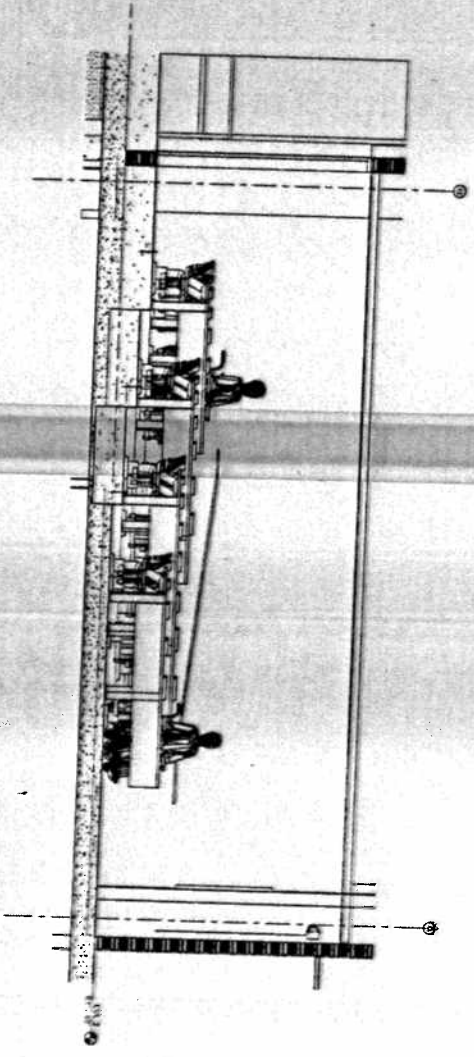


NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	





A LECTURE HALL SECTION



B CLASSROOM SECTION

1'-0" = 1/4" = 1/8" = 1/16" = 1/32" = 1/64"

1'-0" = 1/4" = 1/8" = 1/16" = 1/32" = 1/64"

1'-0" = 1/4" = 1/8" = 1/16" = 1/32" = 1/64"

1'-0" = 1/4" = 1/8" = 1/16" = 1/32" = 1/64"

NO.	DESCRIPTION	DATE
1	LECTURE HALL SECTION	11/15/66
2	CLASSROOM SECTION	11/15/66

LECTURE HALL SECTION

A703



PRK  
 One Building, 200 South Main Street  
 Tallahassee, Florida 32301-1111  
 Phone: (904) 930-1111  
 Fax: (904) 930-1112  
 Website: www.prk.com

USF  
 UNIVERSITY OF  
 SOUTH FLORIDA