

HERNANDO HIGH SCHOOL EEE

Issue: Vertical accessibility to all rows of seating in a retractable bleacher system and bleachers at football, baseball and softball fields.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to seating in campus locations.

1. Gymnasium: The retractable bleacher system in the gymnasium contains 1,372 seats, of which 20 wheelchair seating areas are provided and does not appear to also provide all required companion seats. Additionally, some wheelchair locations are on the ends of the rows.
2. Both the baseball and softball fields have bleachers with seating for 100 per side. Two accessible spaces on each side are identified; however, the code requires 4.
3. The football field ;provide 1,592 seats on the home side with 16 accessible seats and 1,060 on the companion side with 14 accessible spaces.

The overall project will cost \$49,846,604. No estimates were provided to supply vertical access to all levels; however, the applicant did not indicate cost was a factor, rather technical infeasibility.

Project Progress:

The project is under construction.

Items to be Waived:

Vertical accessibility to all levels, 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: Hernando High School EEE

Address: 12012 Commercial Way, Weeki Wachee, Florida, 34614

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: Schenkel Shultz Architects

Applicant's Address: 4890 West Kennedy Boulevard, Suite 930, Tampa, FL 33609

Applicant's Telephone: 813-383-5500 **FAX:** 813-383-5515

Applicant's E-mail Address: Bsherrard@ShenkelShultz.com

Relationship to Owner: Project Architect

Owner's Name: Hernando County School Board, rep: Board Chairperson John Sweeney

Owner's Address: 919 N. Broad Street, Brooksville, FL 34601

Owner's Telephone: (352) 797-7272 **FAX:** (352) 797-7172

Owner's E-mail Address: sweeney_j@hcsb.k12.fl.us

Signature of Owner: Charles "Pat" Jager

Contact Person: Roland Bavota – Facilities Director

Contact Person's phone: (352) 797-7050 **E-mail Address:** bavota_r@hcsb.k12.fl.us

Approved as to form
JCS 12/19/09
General Counsel, HCSB

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:

The facility is a new 264,377 square foot high school consisting of a two story classroom building; one story combination auditorium, gymnasium and food service/dining building which also serves as a hurricane shelter facility; central plant and field house buildings.

Site amenities include baseball, softball, football facilities, track and field events and practice fields.

The gymnasium contains seating for a total of 1372 of which 20 are accessible spaces and 20 are companion seats. Accessible spaces are disbursed along each bleacher section at the first row.

Both the baseball and softball fields have bleachers containing seating for 100 at each of the home and visitors side of which 2 each are accessible spaces and 2 each are companion seats located at the first row.

The football field provides home and visitor side bleacher seating. The home side bleachers contain 1592 total seats of which 16 are accessible spaces and 16 are companion seats. The visitor's side bleachers contain 1060 total seats of which 14 are accessible spaces and 14 are companion seats. Accessible spaces are disbursed at the first rows of both home and visitors bleachers and are accessible by ramps. Additionally, the home side bleachers have a press box at the rear which can be accessed by an electric vertical platform lift. The baseball and softball fields also have a shared press box which is accessible by an electric inclined stair lift.

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration): \$49,846,604.00

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.

As a part of The Department of Education Office of Educational Facilities Phase III Review of the 100% Construction Documents, a Mandatory was included that requires a waiver relieving the requirements of Florida Statutes Section 553.509 prior to certificate of occupancy. The D.O.E. reviewers have noted that the gymnasium, Baseball/Softball and Football bleacher seating do not comply with the intent of the guidelines requiring accessibility to all levels above and below the occupiable grade level. We and our design staff submit this request for relief of this "fully accessible" requirement at these areas.

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 STATUTE 553.509, VERTICAL ACCESSIBILITY

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.

The waiver is necessary in order to provide facilities for public use within the bounds of the budget. Providing accessibility to ALL levels of the collapsible seating in the gymnasium and to all levels of the outdoor facilities bleachers (Football, Baseball and Softball) is not feasible and would incur unnecessary costs to the owner. Our design staff feels that the proposed design includes adequate accessible seating arrangements.

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

Not Applicable

☐ 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.

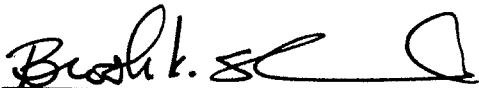
Not Applicable

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. *All accessibility features described above and in the attached drawings are already included in the projects guaranteed maximum price and are not separate line items.*

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.

Hernando High School EEE has been designed to provide the maximum accommodations to accessibility within the difficult constraints of the project budget. All of the educational spaces have been provided with full accessibility in accordance with state statutes. The areas for assembly seating present a particular difficulty and as such are the intent of this waiver request. In the gymnasium, the bleachers are of a telescoping variety to maximize the primary use of the space for physical education as well as their supplemental use to the facility for games and assemblies. Providing full accessibility would require a fixed seating system type and much larger space requirements to accommodate the assemblies or games. This would present an undue hardship. Similarly, the outdoor seating at the sports venues are of a pre-engineered variety and designed to be compact and cost effective for their supplemental use to the facility. Providing full accessibility would require a different seating system and much larger space requirements to accommodate the assemblies or games.



Signature

BROOK K. SHERRARD

Printed Name

Phone number (813) 383-5500

(SEAL)

11.06.09

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 6TH day of NOVEMBER, 2009

Brook K. S
Signature

BROOK K. SHEPARD
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. RE: 1: FLORIDA STATUTE 553.509, VERTICAL ACCESSIBILITY – Request for waiver of vertical accessibility requirements to ALL levels of the telescoping gymnasium seating and sports field bleachers (Football, Baseball & Softball).

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 : Project is New Construction

Comments/Recommendation: Recommend waiver request be approved due to hardship

Jurisdiction: Building Official - Hernando County Public Schools

Building Official or Designee: Harry Furniss

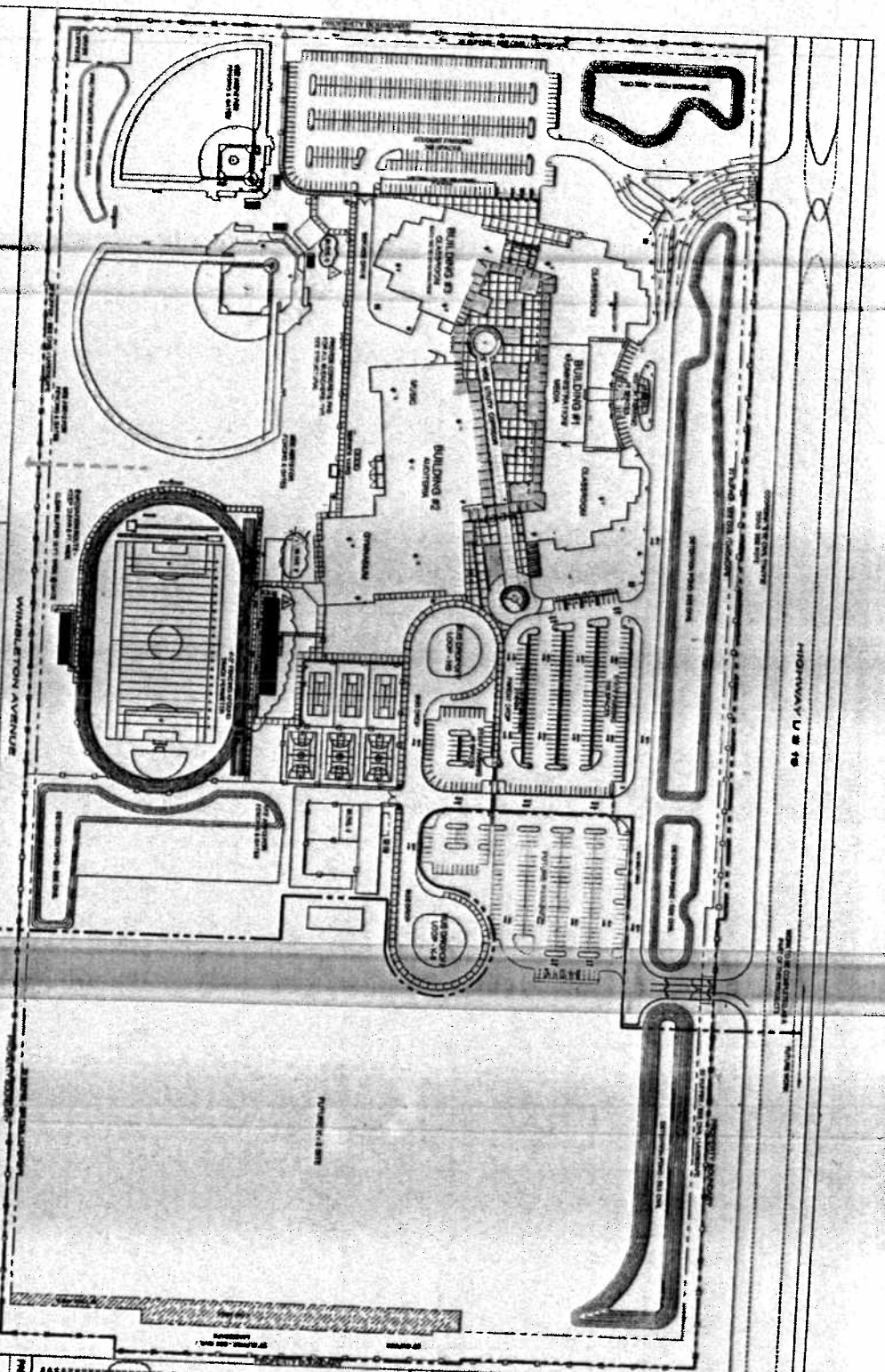
Signature Harry Furniss

Harry Furniss
Printed Name

BU1508
Certification Number

352-797-7050 / Fax 352-797-7150
Telephone/FAX

Address: Hernando County Public Schools
8016 Mobley Road
Brooksville, Florida 34601



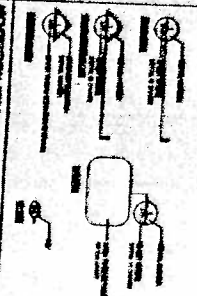
ARCHITECTURAL SITE PLAN NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA PLANNING AND ZONING ACT.

CONVERTED PLANS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA PLANNING AND ZONING ACT.

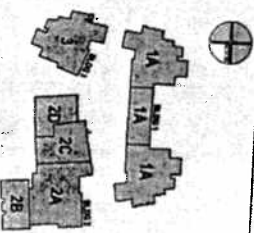
ARCHITECTURAL SITE PLAN NOTES



PROPOSED SCHEDULE

ITEM	DATE	DESCRIPTION
1	10/1/00	PRELIMINARY SITE PLAN
2	11/1/00	FINAL SITE PLAN
3	12/1/00	CONSTRUCTION PERMITS
4	1/1/01	CONSTRUCTION START
5	2/1/01	CONSTRUCTION COMPLETE
6	3/1/01	FINAL INSPECTION
7	4/1/01	FINAL ASSESSMENT

KEY PLAN



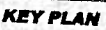
A. M. M. A. 10/1/00

HC3B HS EEE

10/1/00
11/1/00
12/1/00
1/1/01
2/1/01
3/1/01
4/1/01

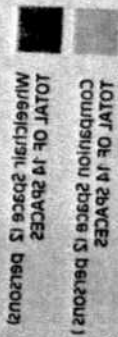
ARCHITECTURAL SITE PLAN

AS011



A147

Construction: See



⊕ SEATING PLAN - HOME

1991: 400,000 people contacted
1992: 100,000 people contacted
1993: 100,000 people contacted
1994: 100,000 people contacted

[illegible]

ALICE ARLOTTA, ALUMNA
RETIRED IN THE
HOLBERT TATUM - MORE
PHOTOGRAPH

DATE: _____

3 SHEET SHOW ON
1 DETAIL NUMBER

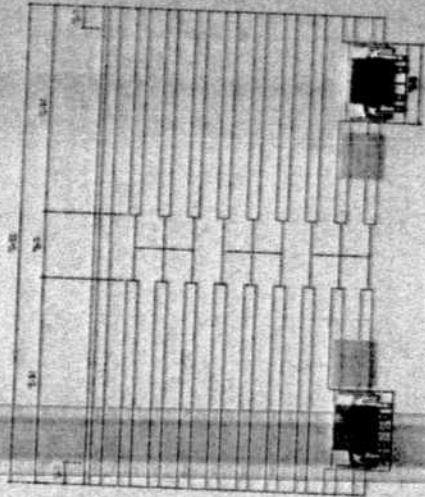
**Endorsements for
T8120U**

TOTAL OF 4 SPACES
 COMBINATION SPACES (5 DELTA) (10)
 TOTAL OF 4 SPACES
 MISCELLANEOUS SPACES (5 DELTA) (10)



STEELING PLAN

1. 100% Steel Decking
 2. 100% Steel Decking
 3. 100% Steel Decking
 4. 100% Steel Decking

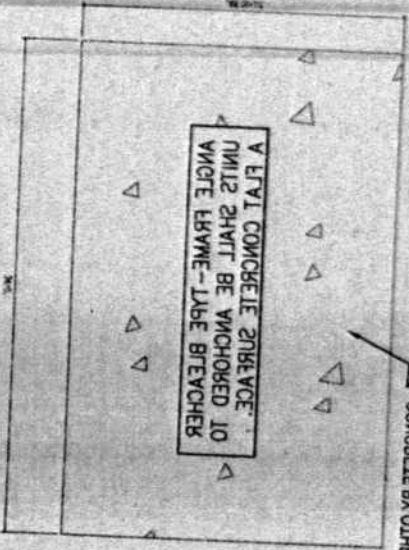


4 UNITS REQ'D

FOUNDATION PLAN

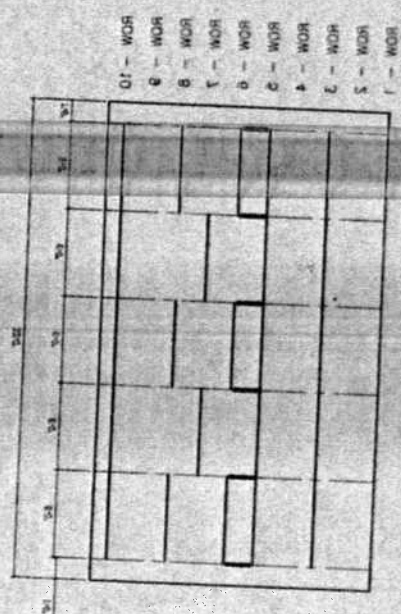
CONCRETE BY OTHERS

A FLAT CONCRETE SURFACE
 UNITS SHALL BE ANCHORED TO
 ANGLE FRAME-TYPE BLEACHER



= BORDERLINE OF GRANDSTAND
 = BORDERLINE OF CONCRETE SLAB

X-BRACING



08-031 8 10

DATE	08-031
REV	8
BY	10
CHECKED	
DESIGNED	
PROJECT	
LOCATION	
SCALE	
NOTES	

DATE	08-031
REV	8
BY	10
CHECKED	
DESIGNED	
PROJECT	
LOCATION	
SCALE	
NOTES	



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