

"THE RANCH" POLO PAVILION

Issue: Vertical accessibility to all levels of seating in an open air assembly structure.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to all levels of seating in an open air structure that will contain restrooms and viewing spaces for polo matches. The structure contains 4,957 square feet of seating and will provide ramps to the main level which will house tables, chairs and counter seating as well as restroom facilities. Two lower sections only have bench seating and according to the applicant installation of ramps would interfere with sight lines to the polo fields. The applicant stated that cost was not a factor and felt that since the majority of the structure is accessible, total access is not required.

Project Progress:

The project is under design.

Items to be Waived:

Vertical accessibility to all levels of seating, 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.
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 Polo Pavilion is a 4,957 gross s.f. assembly structure (primarily open air) designed for the viewing of polo matches on adjacent polo field.

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration):
NOT APPLICABLE

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.

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 11-4.33 Assembly Areas. This section of the code requires all assembly and associated areas to be accessible. This Polo Pavilion is an open-air structure to provide covered assembly area and restrooms. The primary seating area for viewing the Polo Field is from the main level of the building, which is elevated above grade approximately 5 feet. This waiver is being sought for two intermediate viewing levels not accessible by ramp. The main level is on an accessible route, accessible via ramps to the grade level outside the building. Restrooms are located on this main level. The two access ramps provide access and egress from the facility. Seating on the main level is a combination of tables and chairs and counter seating. Adjacent to the main level

are two levels that are tiered at intermediate levels between the main level and grade level. These provide additional viewing areas, but are lower to avoid disrupting sightlines from the main level. These tiered seating areas are accessible via steps. Seating at the intermediate viewing tiers is on benches. The ramps do not serve these levels and it is not practical to provide ramps to these areas, as the ramps themselves would interrupt the viewing sightlines of one end of the polo field from these levels. It is access to these intermediate viewing tiers for which this exemption is being sought.

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.

Similar to conditions in a movie theatre, site lines for visibility of the polo match are a concern of the design of this facility. Ample primary seating is accessible to handicapped individuals on the main level; access to the intermediate levels does not prevent the full enjoyment of the viewing the polo match.

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.

NOT APPLICABLE

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.

This building is being designed to provide access to seating/viewing for the polo match as well as access to the restroom and all other facilities. The only areas restricted from full handicapped access are the two intermediate viewing levels. To provide wheelchair access to the intermediate levels would encumber the design with a series of ramps that would obstruct the sight lines from all of the viewing areas. The main level is the primary viewing area and is fully accessible per the Florida Accessibility Code. Restroom facilities and other public services are located on the main level.

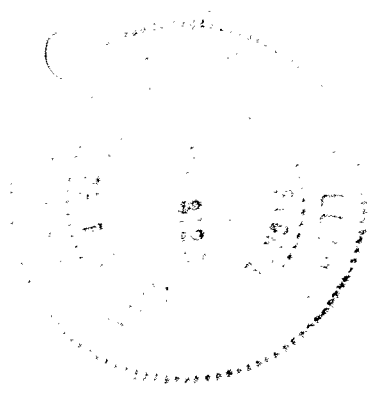


Signature

Robert Banov, Architect
Printed Name

Phone number: **772-299-6565**

(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 day of JANUARY, 2008


Signature

ROBERT BALOV
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.

NO.	DATE	REVISION
1		

DRAWING SHEET INDEX

1. GENERAL SITE PLAN
2. MAIN LEVEL FLOOR PLAN
3. SECOND LEVEL FLOOR PLAN
4. FIFTH LEVEL FLOOR PLAN
5. MAIN LEVEL LIFE SAFETY PLAN
6. SECOND LEVEL LIFE SAFETY PLAN
7. SCENARIOS AND SPECIFICATIONS
8. ELEVATIONS
9. ELEVATIONS
10. FINISH SCHEDULES
11. WALL SECTIONS & DETAILS
12. FOUNDATION PLAN
13. SECOND FLOOR / ROOF FINISH PLAN
14. SECOND FLOOR / ROOF FINISH PLAN
15. MAIN LEVEL ELECTRICAL PLAN
16. SECOND LEVEL ELECTRICAL PLAN

GENERAL DESCRIPTION:
 BUILDING IS AN OPEN PAVILION FOR THE PURPOSE OF VIEWING AND
 FOR THE PROTECTION AND MAINTENANCE OF THE SECOND LEVEL PROPOSED A ROOM

AREA SUMMARY

STAIRS	180 SF
STAIR WALKS	100 SF
MECHANICAL ROOM	200 SF
MECHANICAL WALKS	200 SF
MECHANICAL EQUIPMENT	100 SF
MECHANICAL STORAGE	100 SF
MECHANICAL TOTAL	680 SF
TOTAL MAIN LEVEL	1,000 SF

BUILDING CODE ANALYSIS
 BUILDING IS CLASSIFIED AS A COMMERCIAL BUILDING UNDER THE
 2006 EDITION OF THE FLORIDA BUILDING CODE (FBC).
 OCCUPANCY, FIRST AND SECOND FLOORS ARE CLASSIFIED AS
 ASSEMBLY SEATING AREA. THE SEPARATION PROVIDED SHALL BE
 TYPE OF CONSTRUCTION SHALL BE TYPE I (UNREINFORCED)
 OCCUPANT LOAD PER FLOOR
 MAIN LEVEL
 100 PEOPLE PER 100 SF (UNREINFORCED)
 SECOND LEVEL
 100 PEOPLE PER 100 SF (UNREINFORCED)
TOTAL OCCUPANT LOAD = 200 PEOPLE

PLUMBING FIXTURE CALCULATIONS
 200 TOTAL OCCUPANTS = 100 MALE, 100 FEMALE
 (BASED ON ASSEMBLY SEATING)
 MALE TOILETS = 3 REQUIRED
 FEMALE TOILETS = 3 REQUIRED
 LAVATORIES = 3 REQUIRED
 SINKS = 3 REQUIRED
 DRINKING FOUNTAINS = 1 REQUIRED
 1 PER 1000 = 1 REQUIRED
 1 REQUIRED

ACCESSIBILITY REQUIREMENTS
 ALL AREAS OF THE BUILDING ARE ACCESSIBLE TO THE PUBLIC
 ACCESS TO THE LOWER AND UPPER LEVELS VIEWING AREAS

NFPA/LIFE SAFETY CODE ANALYSIS
 LIFE SAFETY REQUIREMENTS
 ALL AREAS SHALL BE CLASSIFIED AS OCCUPANCY CLASSIFIED AS "ASSEMBLY SEATING"
 ALL AREAS SHALL BE CLASSIFIED AS OCCUPANCY CLASSIFIED AS "ASSEMBLY SEATING"
 THE SEPARATION BETWEEN THE MAIN LEVEL AND SECOND FLOOR SHALL HAVE 1-HOUR RATING
 LIFE SAFETY REQUIREMENTS
 MAIN LEVEL
 DOWNERS IN SEATING AREA (100 PEOPLE)
 DOWNERS IN MECHANICAL ROOM (200 PEOPLE)
 DOWNERS IN STAIRS (100 PEOPLE)
 DOWNERS IN STAIR WALKS (100 PEOPLE)
 DOWNERS IN MECHANICAL EQUIPMENT (100 PEOPLE)
 DOWNERS IN MECHANICAL STORAGE (100 PEOPLE)
 DOWNERS IN MECHANICAL TOTAL (680 PEOPLE)
TOTAL OCCUPANT LOAD = 200 PEOPLE

LOCATION MAP



TO SOUTH
PARKING
AREA
(SEE SITE
PLAN)

TO NORTH
PARKING
AREA
(SEE SITE
PLAN)

POLO FIELD

PLAN NORTH

PARTIAL SITE PLAN

PLAN NORTH



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Completed Transactions Report Detail

Search Criteria

Biller Name: State of Florida Dept of Community Affairs
 Details Date: 02/22/2008
 Filter: PaymentMethod: ACH Division: DCA
 Created: Thu Mar 6 2008 16:06:15 EST

Reporting Results

Name on Payment Account	Account Number	Date/Time Initiated	Payment Amount	Total	Conf. Number	Payment Account Type	Payment Account Subtype	Division	Login
SunTrust	64247	02/21/2008 16:11:45	\$596.47	\$596.47	19553529	ACH	Business Checking	DCA	webser
Wachovia, N.A.	64248	02/21/2008 16:46:34	\$193.02	\$193.02	19554991	ACH	Business Checking	DCA	webser
CoAmerica	64249	02/22/2008 07:38:23	\$100.00	\$100.00	19573330	ACH	Business Checking	DCA	webser
Suntrust	64250	02/22/2008 08:30:35	\$1400.00	\$1400.00	19574091	ACH	Business Checking	DCA	webser
Fifth Third	64251	02/22/2008 08:57:22	\$1458.47	\$1458.47	19574731	ACH	Business Checking	DCA	webser
BB&T	64252	02/22/2008 10:38:43	\$100.00	\$100.00	19578928	ACH	Business Checking	DCA	webser
Suntrust	64253	02/22/2008 12:40:13	\$150.00	\$150.00	19585472	ACH	Business Checking	DCA	webser
BB&T	64254	02/22/2008 13:48:42	\$250.00	\$250.00	19589525	ACH	Business Checking	DCA	webser
Suntrust	64255	02/22/2008 14:20:39	\$150.00	\$150.00	19591413	ACH	Business Checking	DCA	webser
Suntrust	64256	02/22/2008 14:58:34	\$285.00	\$285.00	19593385	ACH	Business Checking	DCA	webser
Suntrust	64258	02/22/2008 15:20:59	\$500.00	\$500.00	19594458	ACH	Business Checking	DCA	webser

Totals

Total Transactions: 11
 Total Dollar Amount: \$5182.96

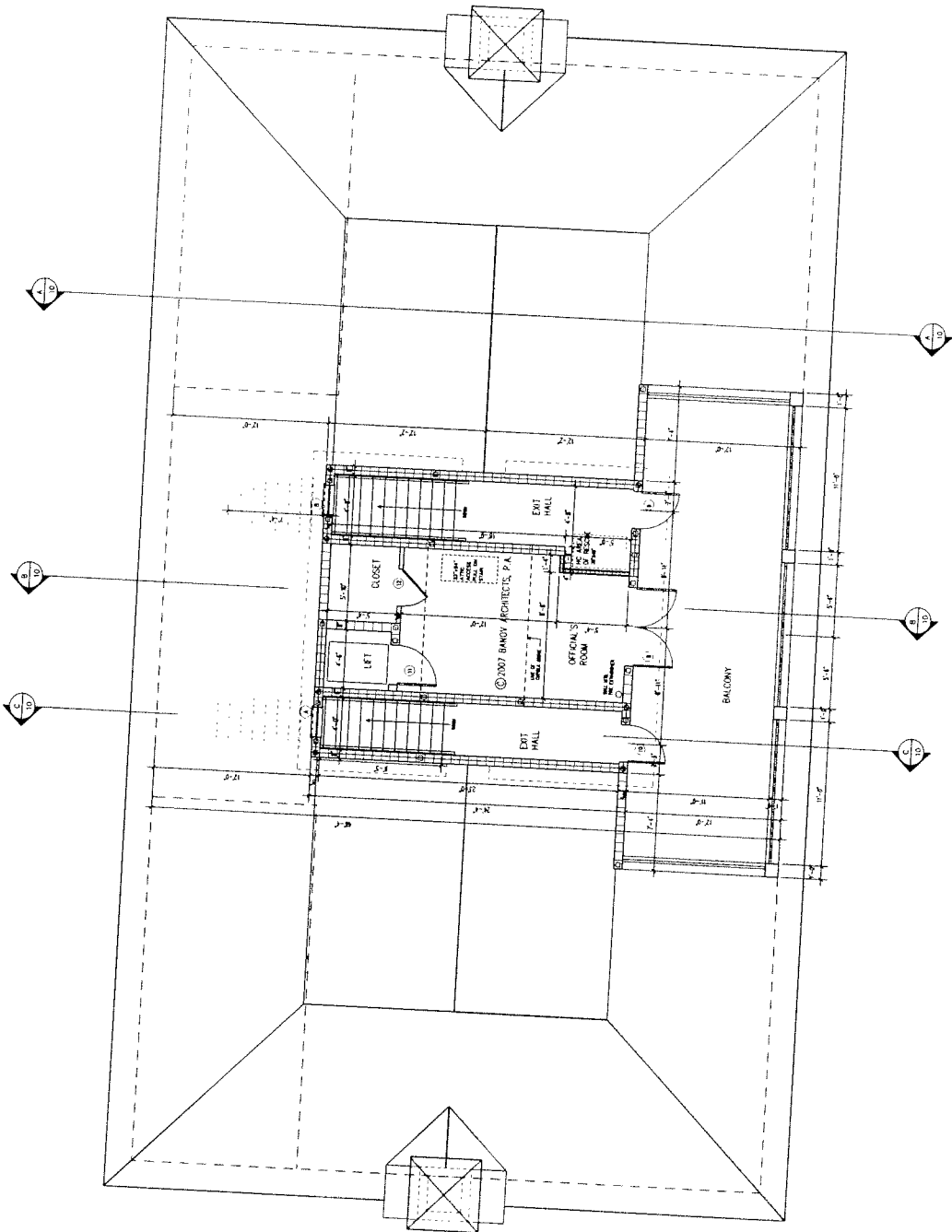
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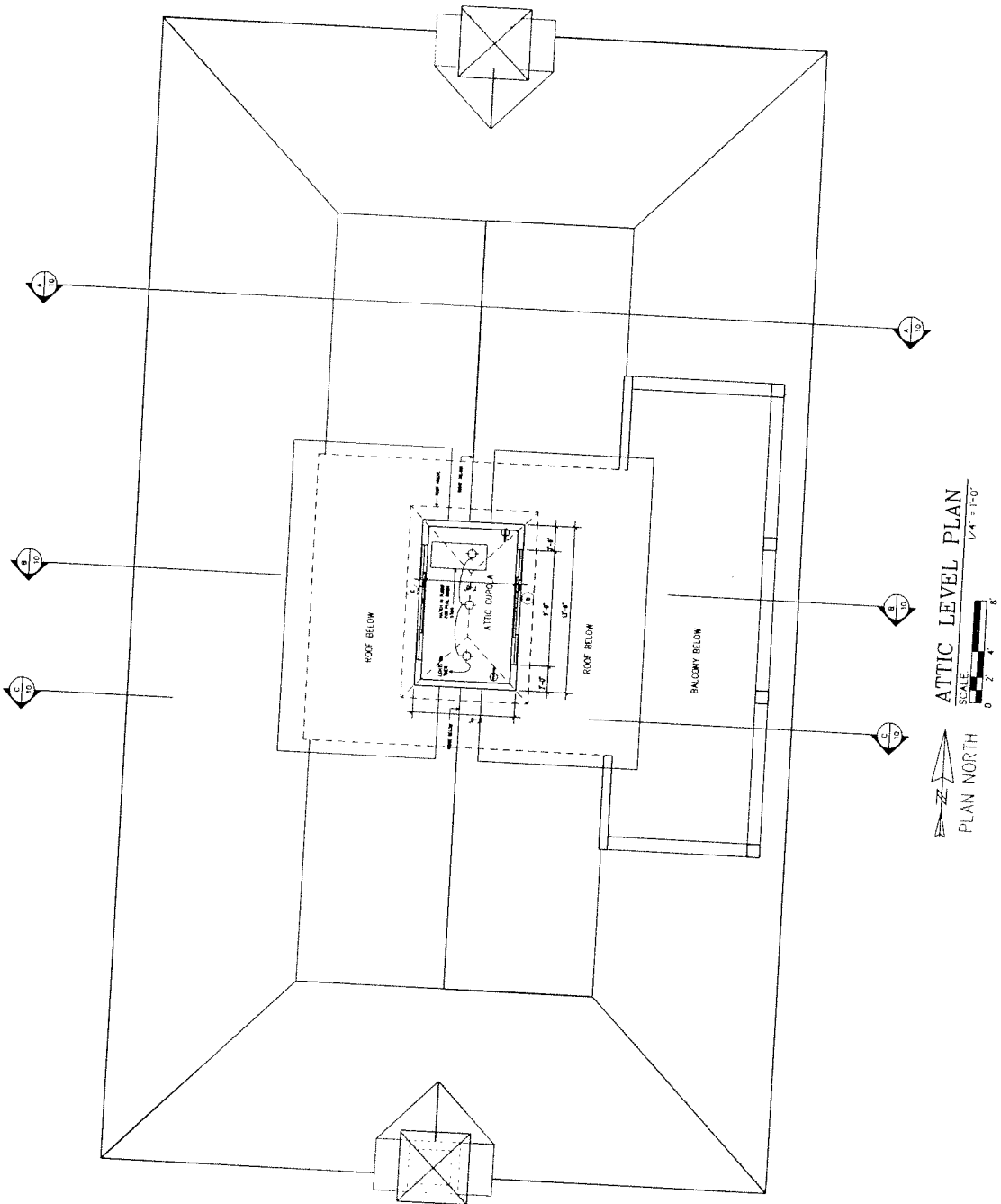
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PLAN NORTH
 SCALE 1/4" = 1'-0"
 SECOND LEVEL PLAN

NO.	4
DATE	
BY	
CHECKED	
APPROVED	





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Completed Transactions Report Detail

Search Criteria

Biller Name: State of Florida Dept of Community Affairs
 Details Date: 02/22/2008
 Filter: PaymentMethod: CARD Division: DCA
 Created: Thu Mar 6 2008 16:07:45 EST

Reporting Results

Name on Payment Account	Account Number	Date/Time Initiated	Payment Amount	Total	Conf. Number	Payment Account Type	Payment Account Subtype	Division	Login ID
stanley r daughtry	64257	02/22/2008 15:03:39	\$102.89	\$102.89	19593613	CARD	American Express	DCA	webserv

Totals

Total Transactions: 1

Total Dollar Amount: \$102.89

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Search Criteria

Billor Name: State of Florida Dept of Community Affairs
 Details Date: 02/25/2008
 Filter:
 Created: PaymentMethod: ACH Division: DCA
 Thu Mar 6 2008 16:08:19 EST

Reporting Results

Name on Payment Account	Account Number	Date/Time Initiated	Payment Amount	Total	Conf. Number	Payment Account Type	Payment Account Subtype	Divisor
sun trust	64261	02/22/2008 17:19:34	\$376.81	\$376.81	19601344	ACH	Business Checking	DCA
Florida Community Bank	64263	02/25/2008 08:40:39	\$1025.00	\$1025.00	19636745	ACH	Business Checking	DCA
Suntrust	64264	02/25/2008 09:03:02	\$195.00	\$195.00	19637220	ACH	Business Checking	DCA
Suntrust	64265	02/25/2008 09:54:17	\$285.00	\$285.00	19638890	ACH	Business Checking	DCA
Capital City Bank	64267	02/25/2008 11:02:37	\$13.40	\$13.40	19641883	ACH	Business Checking	DCA
Bank Of America	64268	02/25/2008 11:21:24	\$600.00	\$600.00	19642767	ACH	Business Checking	DCA
Wachovia	64272	02/25/2008 13:24:15	\$168.22	\$168.22	19648893	ACH	Business Checking	DCA
Capital City Bank	64273	02/25/2008 15:12:08	\$87.62	\$87.62	19654413	ACH	Business Checking	DCA

Totals

Total Transactions: 8

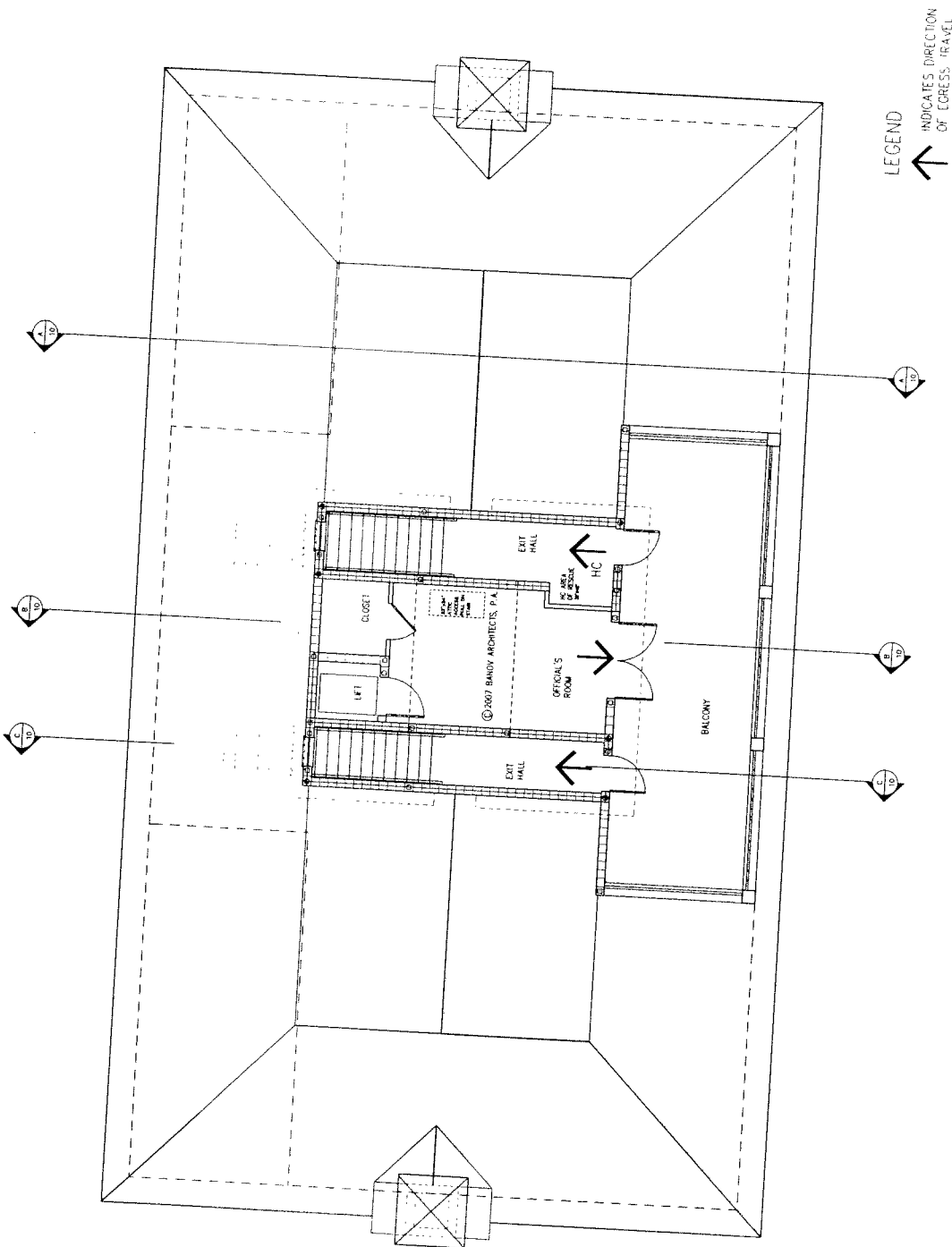
Total Dollar Amount: \$2751.05

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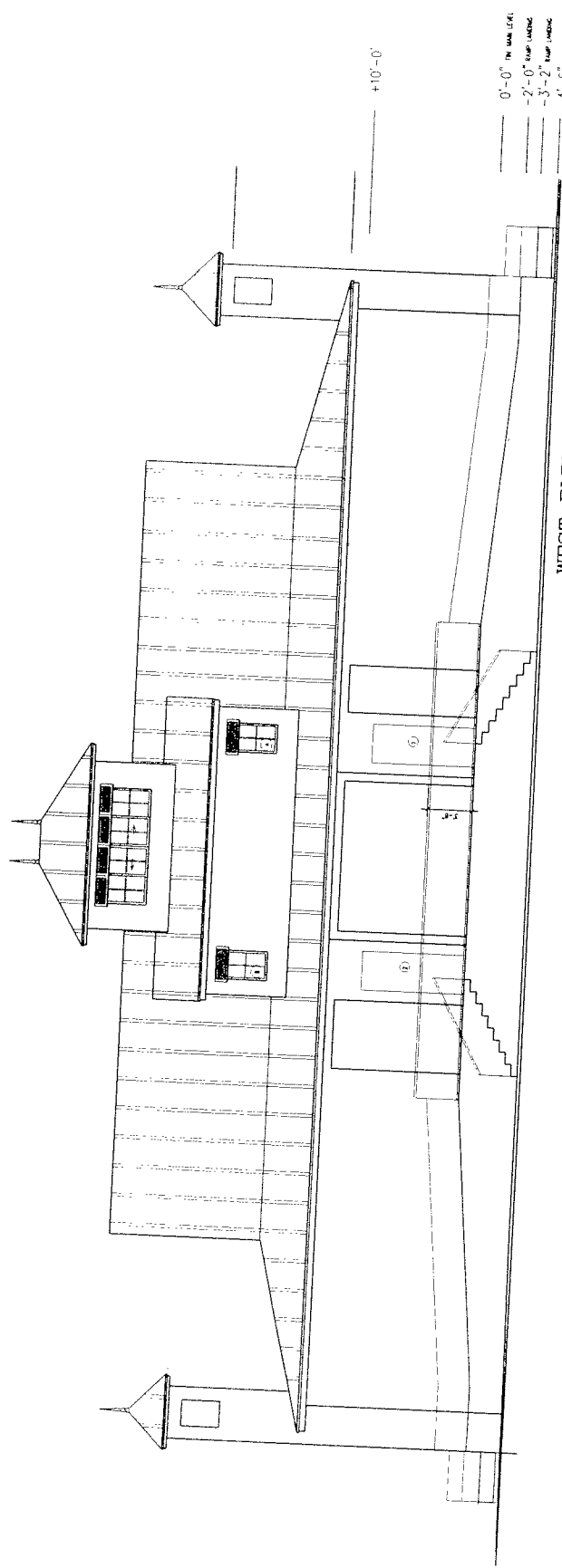
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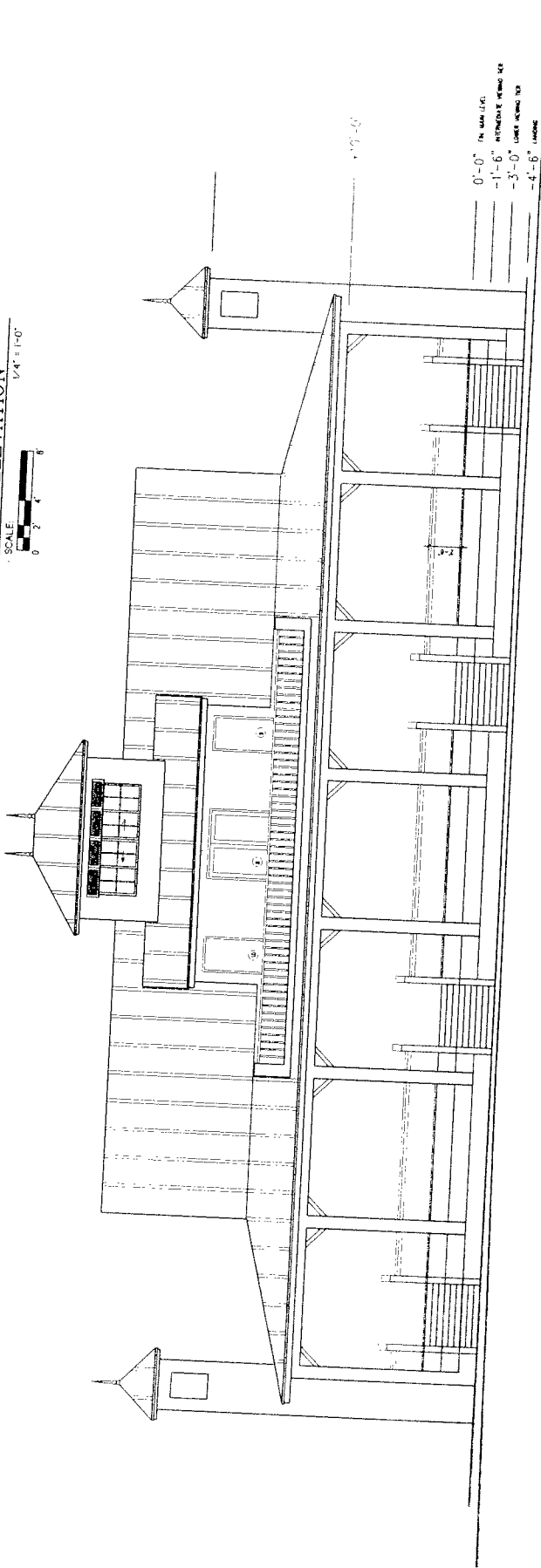
LEGEND
 INDICATES DIRECTION
 OF EGRESS TRAVEL

PLAN NORTH
 SCALE
 SECOND LEVEL LIFE SAFETY PLAN
 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

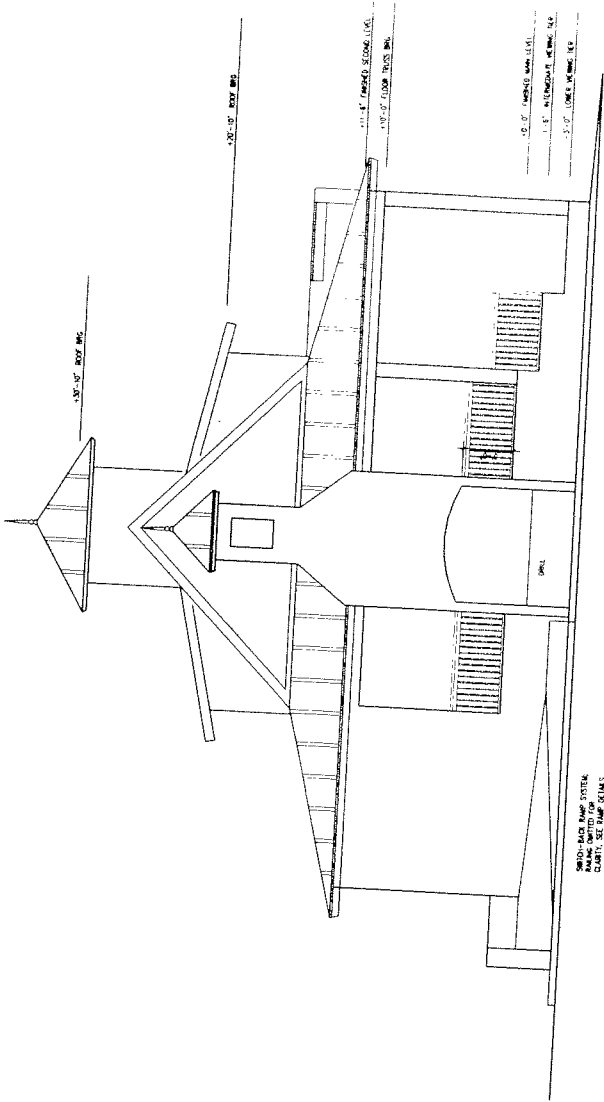
0'-0" FIN. GRADE
-2'-0" RAMP LANDING
-3'-2" RAMP LANDING
-4'-6" RAMP LANDING



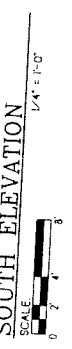
EAST ELEVATION
SCALE: 1/4" = 1'-0"

0'-0" FIN. GRADE
-1'-6" ATTACHED VERANDAH
-3'-0" LOOSE WOODEN TIER
-4'-6" LANDING

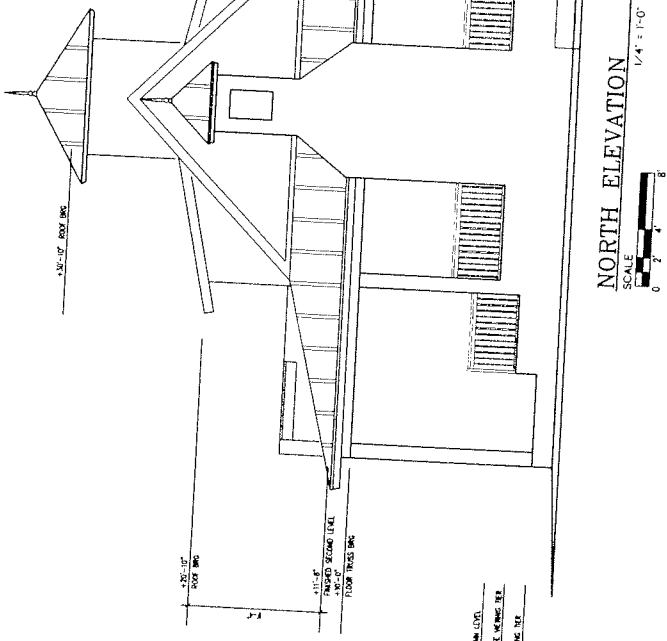
DESIGNED BY
BANOVA ARCHITECTS, P.A.



SOUTH ELEVATION
 SCALE 1/4" = 1'-0"



0 2 4 6 8
 SCALE 1/4" = 1'-0"



NORTH ELEVATION
 SCALE 1/4" = 1'-0"



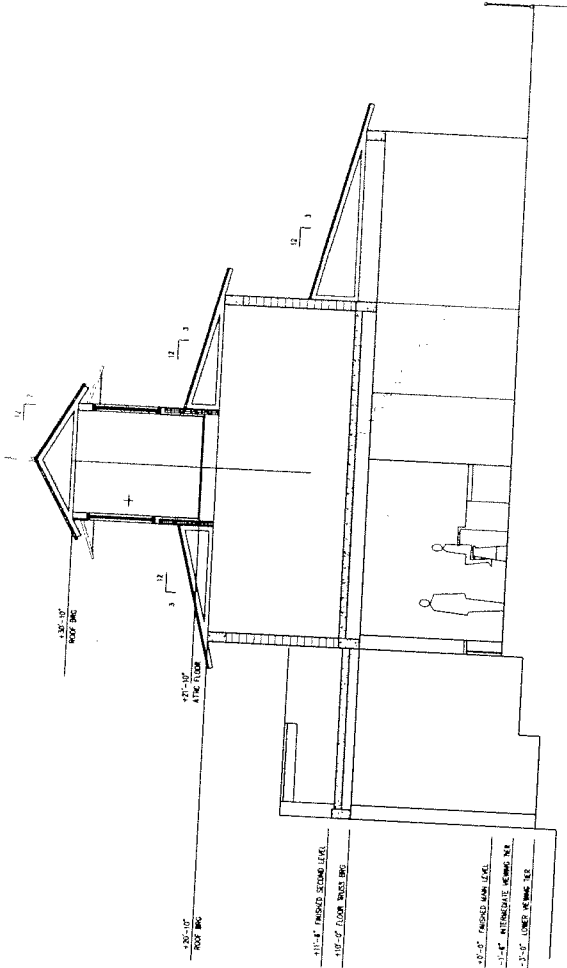
0 2 4 6 8
 SCALE 1/4" = 1'-0"

14'-0" FINISHED MAIN LEVEL
 1'-0" FINISHED SECOND FLOOR LEVEL
 2'-0" FINISHED ROOF LEVEL

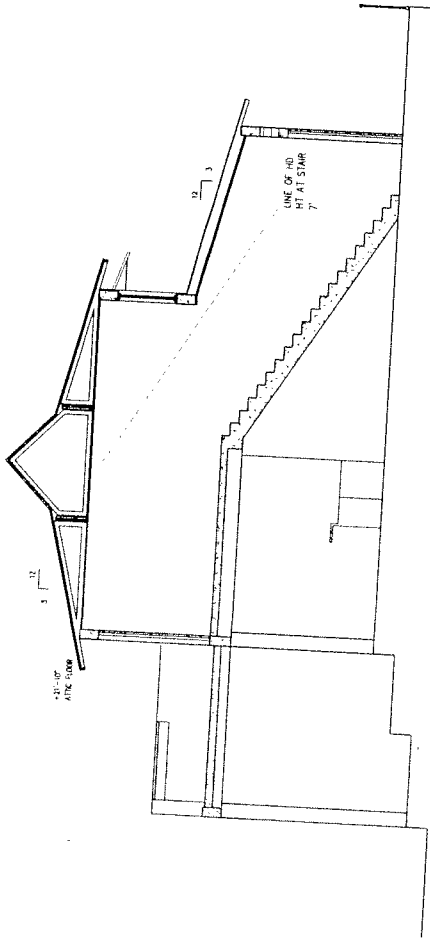
BRUSH-PAINT RAMP SYSTEM
 CURBS, SEE RAMP DETAILS

BRUSH-PAINT RAMP SYSTEM
 CURBS, SEE RAMP DETAILS

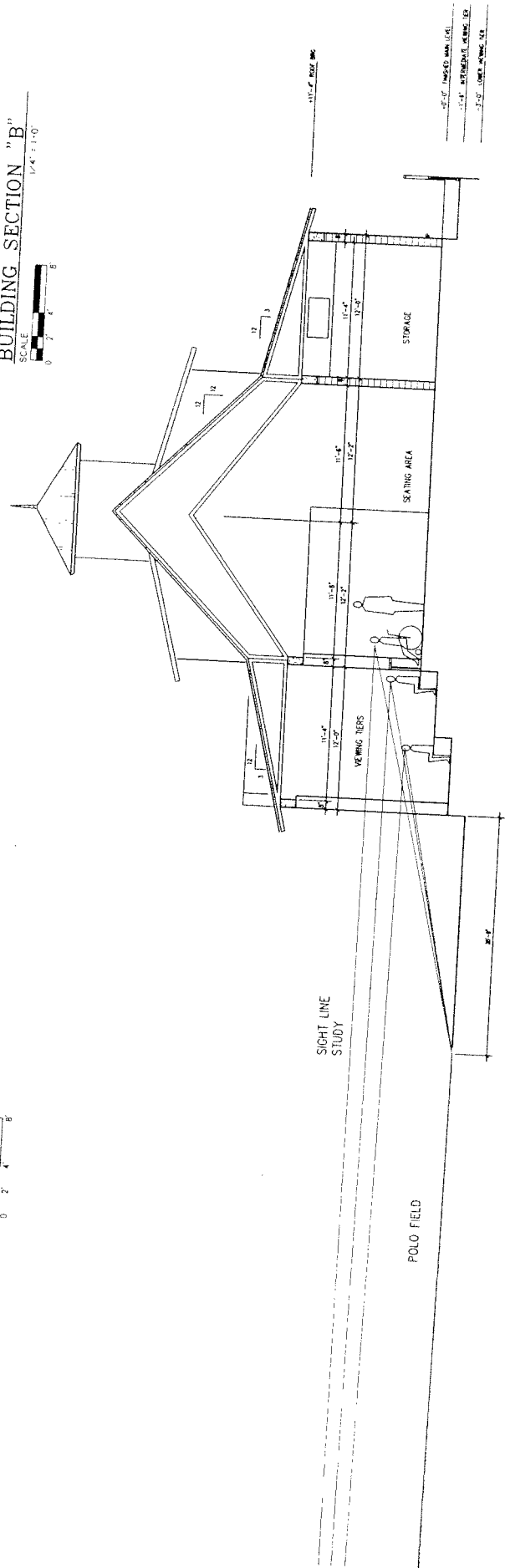
Kathie Tanc	64260 2/22/2008 16:41	\$11.03	\$11.03	MasterCard
Sid Boughto	64269 2/25/2008 11:23	\$103.38	\$103.38	MasterCard
		\$114.41		



BUILDING SECTION "B"
 SCALE 1/4" = 1'-0"



BUILDING SECTION "C"
 SCALE 1/4" = 1'-0"



BUILDING SECTION "A"
 SCALE 1/4" = 1'-0"





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Biller Name: State of Florida Dept of Community Affairs
 Details Date: 02/26/2008
 Filter:
 Created: Thu Mar 6 2008 16:10:08 EST
 Payment Method: ACH Division: DCA

Reporting Results

Name on Payment Account	Account Number	Date/Time Initiated	Payment Amount	Total	Conf. Number	Payment Account Type	Payment Account Subtype	Dis
First National Bank	64275	02/25/2008 16:45:09	\$150.00	\$150.00	19660354	ACH	Business Checking	D
SunTrust	64277	02/26/2008 08:24:00	\$1093.74	\$1093.74	19675931	ACH	Business Checking	D
Suntrust	64280	02/26/2008 09:38:38	\$255.00	\$255.00	19677764	ACH	Business Checking	D
Suntrust	64282	02/26/2008 10:02:52	\$270.00	\$270.00	19678529	ACH	Business Checking	D
Drummond Community Bank	64283	02/26/2008 10:30:08	\$270.00	\$270.00	19679524	ACH	Business Checking	D
Drummond Community Bank	64286	02/26/2008 11:03:17	\$73.69	\$73.69	19680932	ACH	Business Checking	D
Drummond Community Bank	64287	02/26/2008 11:04:23	\$169.36	\$169.36	19680975	ACH	Business Checking	D
Drummond Community Bank	64288	02/26/2008 11:05:27	\$4.56	\$4.56	19681019	ACH	Business Checking	D
Drummond Community Bank	64289	02/26/2008 11:07:27	\$5.49	\$5.49	19681102	ACH	Business Checking	D
Drummond Community Bank	64290	02/26/2008 11:08:58	\$59.21	\$59.21	19681176	ACH	Business Checking	D
Drummond Community Bank	64291	02/26/2008 11:09:58	\$70.48	\$70.48	19681230	ACH	Business Checking	D
Drummond Community Bank	64292	02/26/2008 11:10:46	\$71.71	\$71.71	19681263	ACH	Business Checking	D

Totals

Total Transactions: 12

Total Dollar Amount: \$2493.24

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"Banov Architects"
<banovarch@bellsouth.net>
03/13/2008 10:06 AM

To <Mary-Kathryn.Smith@dca.state.fl.us>
cc
bcc
Subject RE: Review of Waiver Applications

BANOV ARCHITECTS, P.A.

Architecture • Planning • Interior Design

March 13, 2008

Mary Kathryn Smith
Department of Community Affairs
Office of Codes and Standards
Via email

Dear Mary-Kathryn,

Thank you for speaking with me earlier this week regarding our project and the agenda for Monday's DCA Accessibility Advisory Council meeting. As I stated, I have been trying to juggle my schedule in order to attend, but have been unsuccessful. Regrettably, we will not have a representative at Monday's meeting in review of The Polo Pavilion at The Ranch.

I am hopeful that our drawings will adequately convey the essence of our waiver request. This building is a viewing pavilion for a polo field. The main viewing area is completely accessible. Two lower tiered levels do not have ramped access, due to the layout and obstruction of sight lines that ramps would create. Our building official here in Indian River County suggested we request a waiver under these circumstances because they are similar to a theatre or grandstand.

We believe the circumstances will justify a waiver and hope the Council will grant approval. In the event there are questions about our submission that would prevent its approval, I can be available via telephone. If that is not feasible, I would ask the Council table the project until the next meeting and I will make every effort to attend.

Thank you for assistance in this matter. Please do not hesitate to call me if you have any questions.

Sincerely,

Amy Banov, AIA