

KIPP SCHOOL

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

Analysis: The applicant is requesting a waiver from providing vertical accessibility to all rows of seats in a former greyhound facing facility that is being converted to a charter school. The existing cast concrete bleacher system was formerly used as the viewing area for the dog track and is being converted to an interior auditorium. Eight wheelchair seating locations are provided at the top of the auditorium; however, three seats are on the ends of the rows. The project is being developed in stages and the waiver request pertains to Phase II, costing \$3,000,000 and includes the auditorium renovation.

Project Progress:

The project is under design.

Items to be Waived: Vertical accessibility to all rows of auditorium 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.

**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: KIPP School – Jacksonville, Florida

Address: 1440 McDuff Avenue North, Jacksonville, 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: Mike Koppenhafer, AIA

Applicant's Address: 9104 Cypress Green Drive, Jacksonville, Florida 32256

Applicant's Telephone: (904) 367 – 0077 FAX: (904) 367 – 0008

Applicant's E-mail Address: mkoppenhafer@fisherkoppenhafer.com

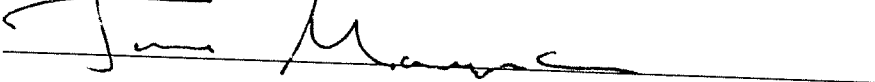
Relationship to Owner: Architect / Project Manager

Owner's Name: Jacksonville Alliance for KIPP School

Owner's Address: One Independence Drive, Suite 1600, Jacksonville, Florida 32202

Owner's Telephone: (904) 738 – 4145 FAX _____

Owner's E-mail Address: tom@kipjax.org

Signature of Owner: 

Contact Person: Tom Majdanics, Executive Director

Contact Person's Telephone: (904) 738 – 4145 E-mail Address: tom@kipjax.org

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 building is the former Jacksonville Kennel Club, a greyhound racing facility. The building is approximately 150,000 square feet and includes four floors.

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration): Phase 1 - \$3,000,000 Phase 2 - (estimated) \$3,000,000

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*
Phase 2 Phase 1
- In Plan Review Completed*

* Briefly explain why the request has now been referred to the Commission.

The waiver is requested for Phase 2 construction which includes an auditorium that was part of the interior bleacher that viewed the dog track.

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

Issue

1: II – 4.1.6 – Accessible Building: Alterations vertical accessibility to all seating in an auditorium.

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.

We are using a portion of the old bleachers to create an auditorium. The structure is precast concrete that steps to allow views to the old track. It is unfeasible to make these existing seats accessible, though we provide accessible seats at the upper level.

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.

a. None provided

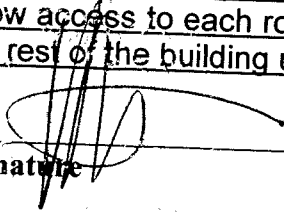
b.

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.

We are proposing to reuse an existing concrete structural bleacher system that was built in 1975. We provide elevation access to all floors but is technically infeasible to allow access to each row of seating of this existing bleacher. However we have brought the rest of the building up to current code.

Signature



Mike Koppenhafer, AIA
Printed Name

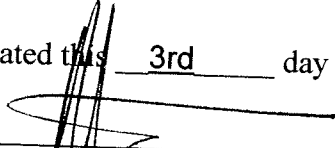
Phone number (904) 367 - 0077

(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 3rd day of MAY, 2010



Signature

Mike Koppenhafer, AIA
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. _____
- 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 _____

Comments/Recommendation _____

Jurisdiction _____

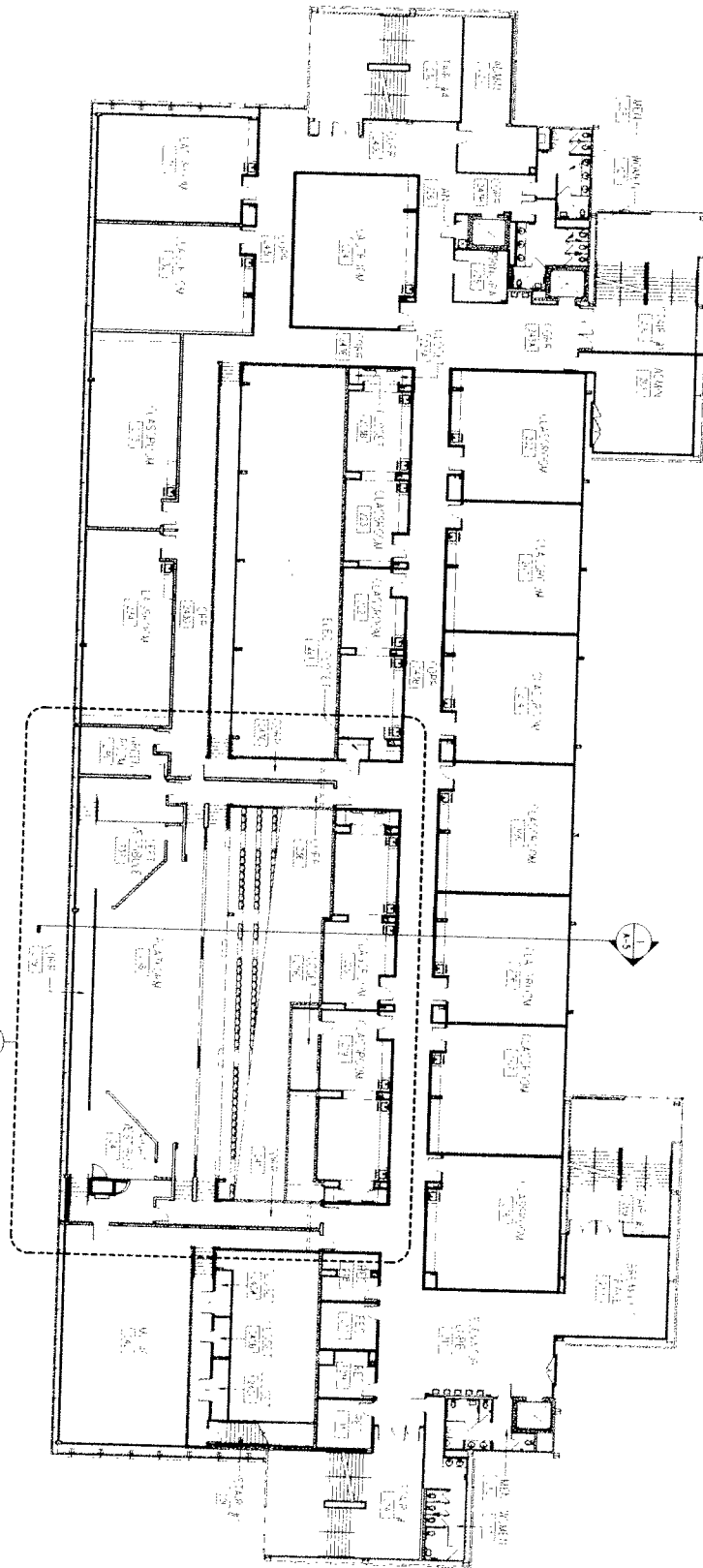
Building Official or Designee _____
Signature

Printed Name

Certification Number

Telephone/FAX

Address: _____



SECTION 1 - 10' 0" KIPPER RENOVATION - SECOND FLOOR

PHASE II
 KIPP: JACKSONVILLE - CHARTER SCHOOL
 KNOWLEDGE IS POWER PROGRAM
 MCDUFF AVENUE
 JACKSONVILLE, FLORIDA

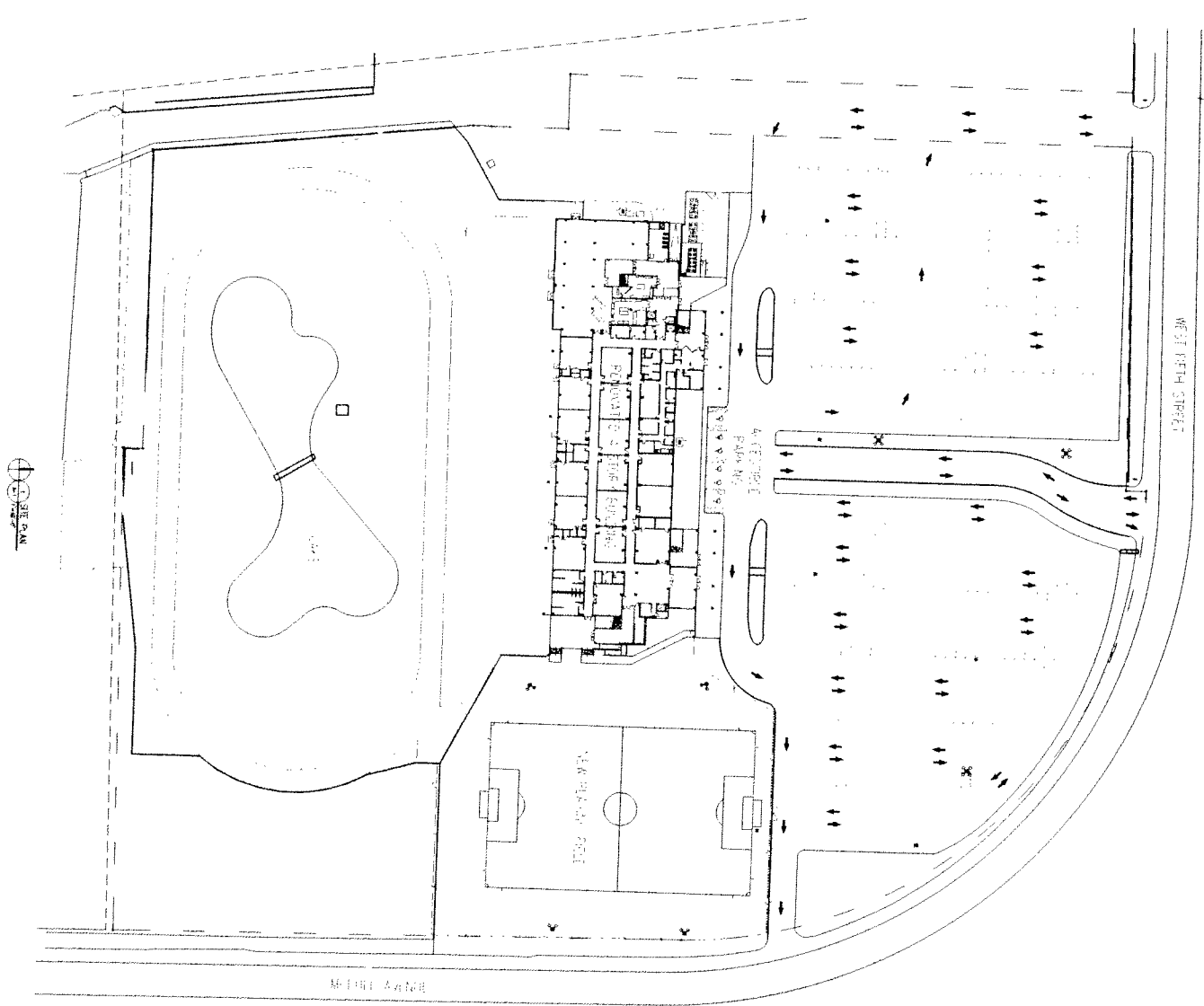
FISHER KOPPENHAFFER
 ARCHITECTURE INTERIOR DESIGN
 5104 Cypress Grove Drive
 Jacksonville, Florida 32216
 Voice: 904.387.8877
 Fax: 904.387.4552
 Corporate License Number AB 2009942

DATE: 11/11/11
 DRAWN BY: J. FISHER
 CHECKED BY: J. FISHER
 PROJECT NO.: 2008-1181

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT
2	11/11/11	ISSUED FOR CONSTRUCTION
3	11/11/11	ISSUED FOR AS-BUILT

A-2

FORM 501E



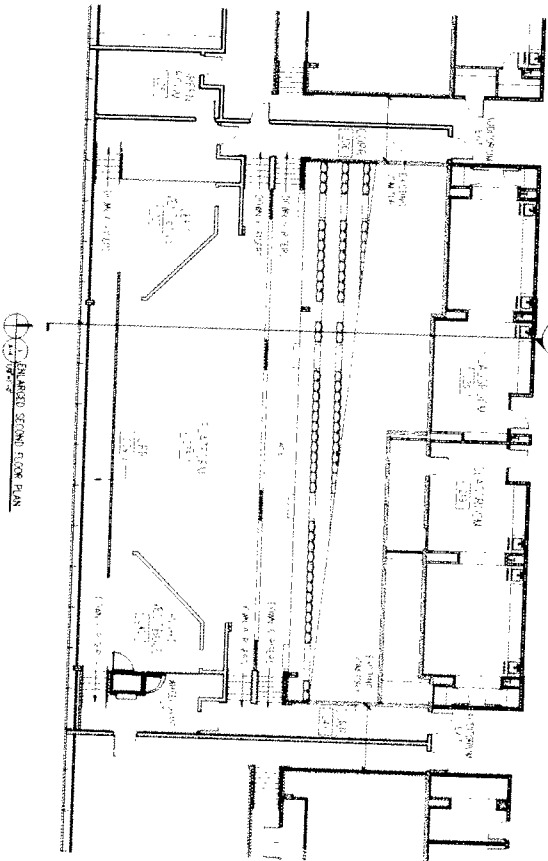
PHASE II
 KIPP: JACKSONVILLE - CHARTER SCHOOL
 KNOWLEDGE IS POWER PROGRAM
 MCDUFF AVENUE
 JACKSONVILLE, FLORIDA

FISHER KOPPENHAFFER
 ARCHITECTURE INTERIOR DESIGN
 1944 Cypress Creek Drive
 Jacksonville, Florida 32206
 Phone: 904.547.2877
 Fax: 904.547.2888
 Copyright © Thomas P. Fisher Architects

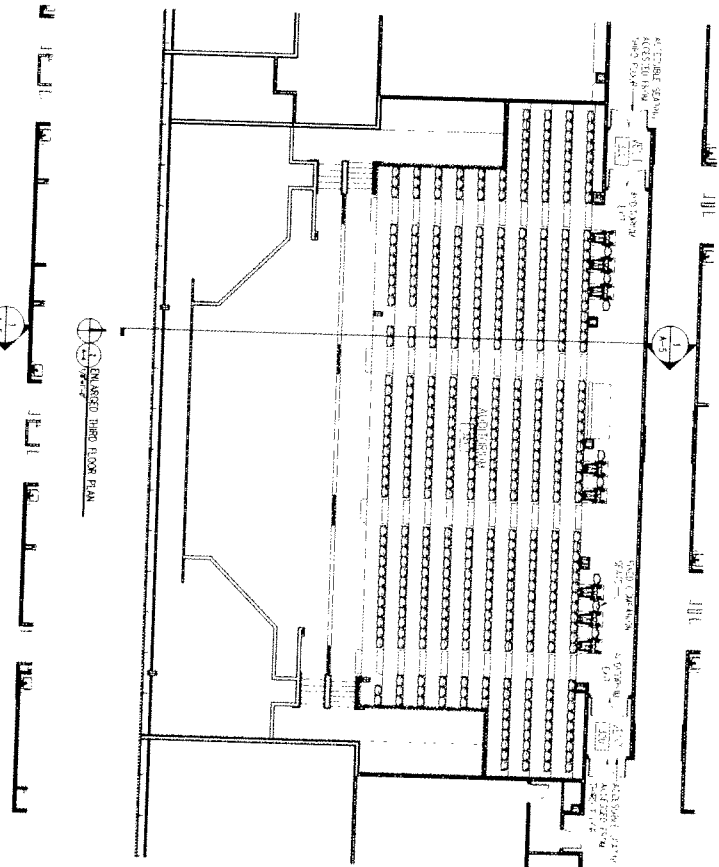
NOTED & REVISIONS
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 BY
 REVISIONS
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 TITLE BLOCK
 PROJECT NO.
 DATE



PHASE II
KIPP JACKSONVILLE
SECOND FLOOR PLAN



PHASE II
KIPP JACKSONVILLE
THIRD FLOOR PLAN

DATE: 01-15-14
 PROJECT: KIPP JACKSONVILLE
 DRAWING NO: 2013-001
 SHEET NO: 2013-001-004

NO.	DATE	DESCRIPTION
1	4/22/13	ISSUE FOR PERMIT
2	6/17/13	ISSUE FOR CONSTRUCTION
3	10/15/13	ISSUE FOR CONSTRUCTION
4	12/10/13	ISSUE FOR CONSTRUCTION
5	01/15/14	ISSUE FOR CONSTRUCTION

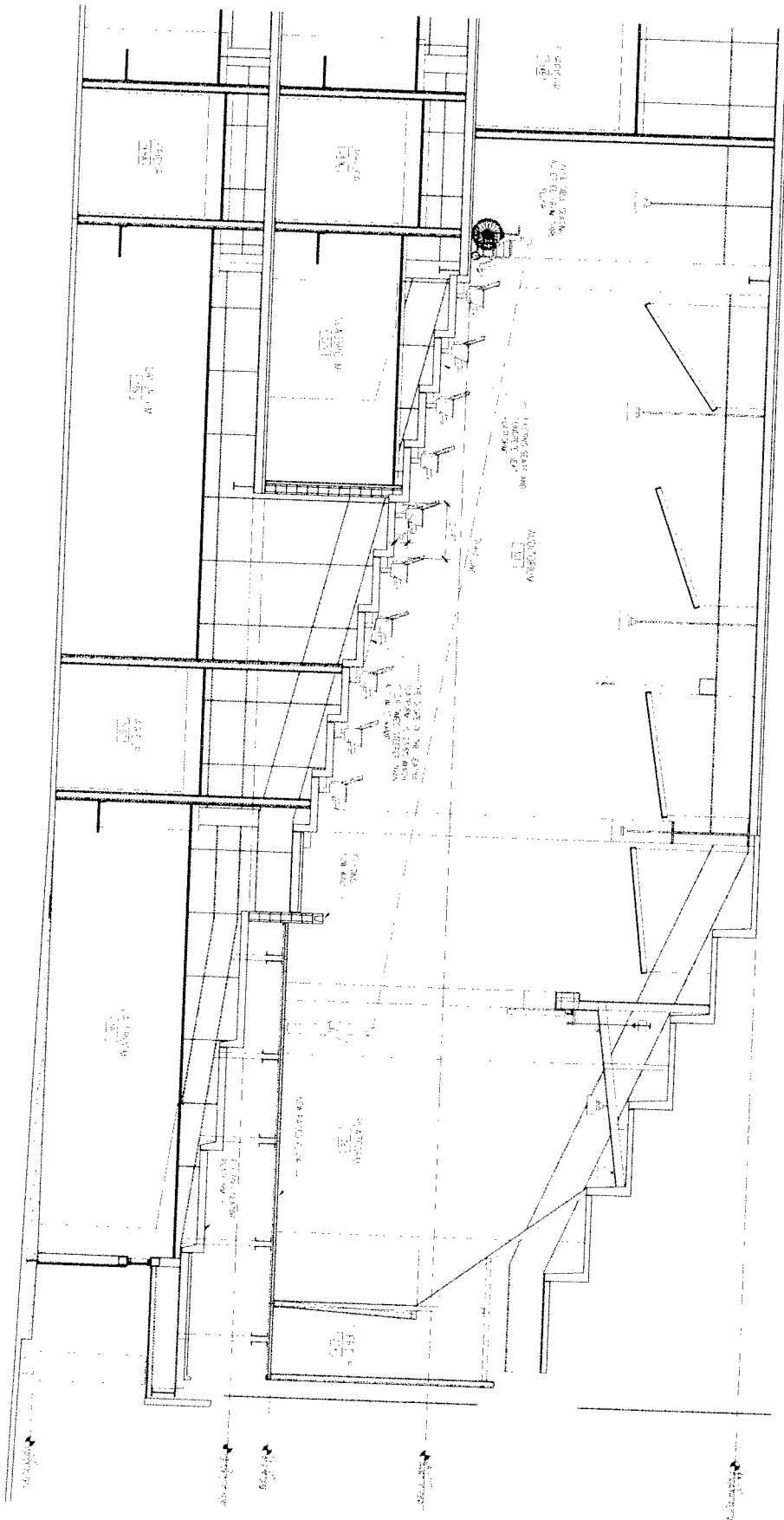
PROJECT NO: 2013-001
 SHEET NO: 2013-001-004

PHASE II
 KIPP JACKSONVILLE - CHARTER SCHOOL
 KNOWLEDGE IS POWER PROGRAM
 MCDUFF AVENUE
 JACKSONVILLE, FLORIDA

ARCHITECT: FISHER KOPPENHAFFER
 INTERIOR DESIGN: FISHER KOPPENHAFFER
 PROJECT MANAGER: JEFFREY W. FISHER
 PROJECT ARCHITECT: JEFFREY W. FISHER
 PROJECT INTERIOR DESIGNER: JEFFREY W. FISHER
 PROJECT ENGINEER: JEFFREY W. FISHER
 PROJECT CONTRACTOR: JEFFREY W. FISHER

FISHER KOPPENHAFFER
 ARCHITECTURE INTERIOR DESIGN
 1144 Cypress Creek Drive
 Jacksonville, Florida 32216
 Phone: 904.322.8877
 Fax: 904.322.8878
 E-Mail: info@fkad.com

PROJECTIONS BY WALLS TO BE REMOVED



PHASE II
KIPP: JACKSONVILLE - CHARTER SCHOOL
KNOWLEDGE IS POWER PROGRAM
MCDUFF AVENUE
JACKSONVILLE, FLORIDA

DATE: 11/11/2009
PROJECT NO.: 0908-02
SHEET NO.: A-5
SCALE: AS SHOWN
DRAWN BY: JAC
CHECKED BY: JAC
DESIGNED BY: JAC
APPROVED BY: JAC

FISHER KOPPENHAFFER
ARCHITECTURE INTERIOR DESIGN
1194 Cypress Grove Drive
Jacksonville, Florida 32216
Phone: 904.321.6877
Fax: 904.321.6808
Corporate License Number AKC000092

DATE: 4/22/10
BUILDING SECTION
AT ARCHITECTURE

A-5