

HERNANDO ELEMENTARY K

Issue: Vertical accessibility to all rows of seats in a gymnasium.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to all rows of seats in a collapsible bleacher system in a gymnasium. The project is a new, \$28,510,000, 166,695 square foot K-8 school consisting of a three story classroom wing and three one story wings which also include a cafeteria, and administration/media center. Seven wheelchair seating locations are provided on the first level of the bleachers

Project Progress:

The project is under construction.

Items to be Waived: Vertical accessibility to all rows of seats, 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 Elementary K

Address: 12124 Commerical Way, Weeki Wachee, FL 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: Harvard Jolly, Inc.

Applicant's Address: 5201 W. Kennedy Blvd. Suite 515, Tampa, FL 33609

Applicant's Telephone: 813-286-8206 FAX: 813-287-1830

Applicant's E-mail Address: s.heiser@harvardjolly.com

Relationship to Owner: Project Architect

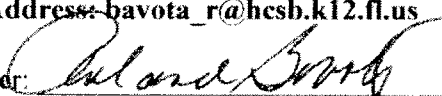
Owner's Name: Hernando County School Board

Owner's Address: 919 8016 Mobley Road, FL 34601

Owner's Telephone: 352-797-7050 FAX: 352-797-7150

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

Signature of Owner:



Contact Person: Roland Bavota – Facilities Director

Contact Person's Telephone: 352-797-7050 E-mail Address: bavota_r@hcsb.k12.fl.us

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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 facility is a new 166,695 square foot K8 school consisting of a three story classroom wing and three one story wings which include a cafeteria, administration/media center and gymnasium.

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration): \$28,510,000

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*

In Plan Review Completed*

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

Need a waiver for vertical accessibility to all levels of bleacher seating at gymnasium.

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 53.509 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.

[x] 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 is not feasible and would incur unnecessary cost and cause an extreme hardship in complying. We believe that the proposed design includes adequate accessible seating arrangements. This condition affects all owners of this type of facility.

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

Not Applicable

[x] 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.

We have dispersed and integrated the accessible seating areas in the bleachers at the floor of the gym. Vertical accessibility to all levels (every row of seating) through design and/or cost is impractical.

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.

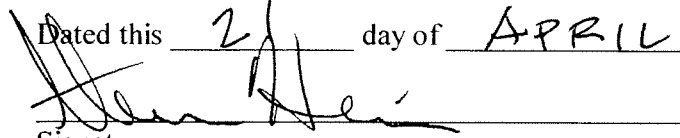
Hernando K8 has been designed to provide the maximum accommodations to accessibility within the difficult constraints of the project budget. All of the educational spaces are fully accessible in compliance with state statutes. The areas for assembly seating presents an extreme hardship to achieve compliance.

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 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

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 21 day of APRIL, 2010

Signature

Steven Heiser
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. FLORIDA STATUTE 553.509. VERTICAL ACCESSIBILITY – Request for waiver of vertical accessibility requirements to all levels of the telescoping gymnasium seating

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: Recommend waiver request be approved due to hardship.

Jurisdiction: Building Official – Hernando County Public Schools

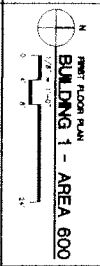
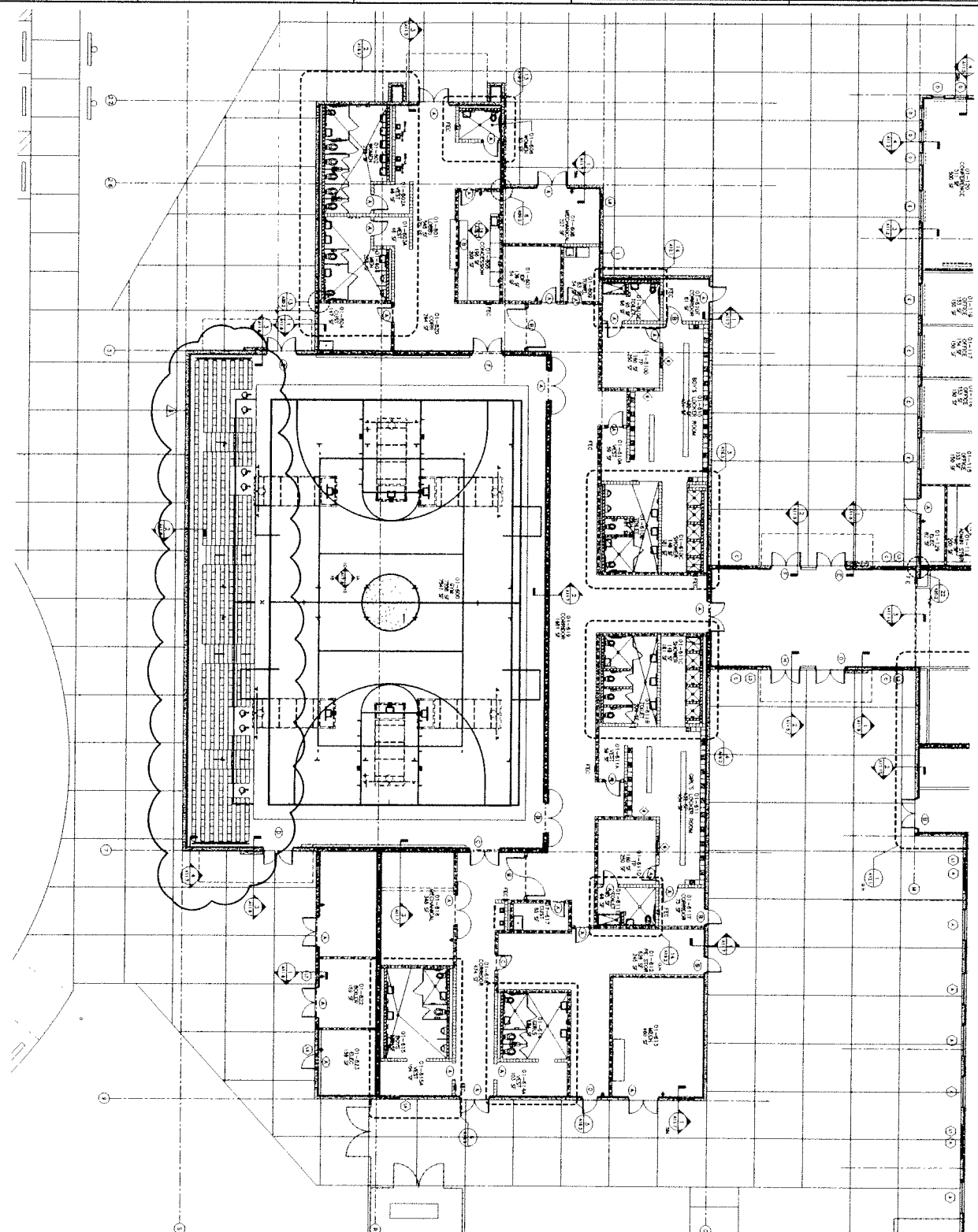
Building Official or Designee Harry Furniss
Signature

Harry Furniss
Printed Name

BU 1508
Certification Number

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

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



WALL LEGEND

SYMBOL	DESCRIPTION
---	3" CMU WALL - SEE TABLE 1.10
---	6" CMU WALL
---	CONCRETE WALL WITH 2" COURSE OF 20#
---	CONCRETE WALL WITH 4" COURSE OF 20#
---	CONCRETE WALL WITH 6" COURSE OF 20#
---	CONCRETE WALL WITH 8" COURSE OF 20#
---	CONCRETE WALL WITH 10" COURSE OF 20#
---	CONCRETE WALL WITH 12" COURSE OF 20#
---	CONCRETE WALL WITH 14" COURSE OF 20#
---	CONCRETE WALL WITH 16" COURSE OF 20#
---	CONCRETE WALL WITH 18" COURSE OF 20#
---	CONCRETE WALL WITH 20" COURSE OF 20#
---	CONCRETE WALL WITH 22" COURSE OF 20#
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---	CONCRETE WALL WITH 92" COURSE OF 20#
---	CONCRETE WALL WITH 94" COURSE OF 20#
---	CONCRETE WALL WITH 96" COURSE OF 20#
---	CONCRETE WALL WITH 98" COURSE OF 20#
---	CONCRETE WALL WITH 100" COURSE OF 20#

WALL NOTES

- 1. REFER TO PLAN SHEET 02000 FOR WALL TAGS AND WALL TYPES.
- 2. ALL WALLS SHALL BE CONSTRUCTED TO THE FINISH SURFACE UNLESS OTHERWISE NOTED.
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WALL TAG

- 1. WALL TAG - SEE TABLE 1.10

GENERAL NOTES

- 1. PROVIDE SINK AND CATCH BASIN AT ALL SINK WALLS UNLESS OTHERWISE NOTED.
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KEY NOTES

- 1. REFER TO PLAN SHEET 02000 FOR WALL TAGS AND WALL TYPES.
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WALL RATINGS

- 1. REFER TO PLAN SHEET 02000 FOR WALL TAGS AND WALL TYPES.
- 2. REFER TO PLAN SHEET 02000 FOR WALL TAGS AND WALL TYPES.

NEW K-8 SCHOOL
HERNANDO ELEMENTARY K
HERNANDO COUNTY
CONSTRUCTION DOCUMENTS

HARVARD • JOLLY
ARCHITECTURE

AS F

