

FLORIDA INTERNATIONAL UNIVERSITY FOOTBALL STADIUM EXPANSION

Issue: Vertical accessibility to all rows in a classroom setting.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to all rows in a team meeting facility that seats 132. The room has been designed in a classroom configuration and has accessible seating on the first and last rows with accompanying companion seats. A wheelchair lift has been projected to allow access to the top row of seats. The project will cost \$9,000,000 and is an addition to the football stadium which was previously reviewed and approved by the Commission.

Project Progress:

The project is in plan review.

Items to be Waived:

Vertical accessibility to all rows of tiered 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: Florida International University Football Stadium Expansion – BT 842

Address: Florida International University
University Park, Miami, Florida 33199

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: BEA architects Inc.

Applicant's Address: 4111 LeJeune Road, Miami, Fl. 33146

Applicant's Telephone: 305.461.2053 **FAX:** 305.461.3383

Applicant's E-mail Address: manny@beai.com

Relationship to Owner: Architect/ Engineer

Owner's Name: Florida International University

Owner's Address: University Park, Miami, Florida, 33199

Owner's Telephone: 305.348.4005 **FAX:** 305.348.4010

Owner's E-mail Address: Daniel@m.fiu.edu

Signature of Owner: 

Contact Person: Manny Mele PA, BEA architects, Inc.

Contact Person's Telephone: 305.461.2053 **E-mail Address:** manny@beai.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.)

A 35,736 SF, two stories, football team building facility addition to existing college football stadium.

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration):

\$9,000,000

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*

In Plan Review Completed*

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

The Team Meeting Room seats 132 in a tiered classroom configuration per University requirements.

This room also provides access to the front and back rows of seating for choice in seating option for people unable to use the steps between rows.

Configuration which provide access to the many intermediate rows in this room result in a significant loss of seating and sightlines for a Tiered Classroom and or an Auditorium function.

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: 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.

Providing the meeting room with slopping floors instead of step tiered floors will not provide adequate sight lines. Additional landing to the lift inside the classroom results in loss of seating such as to render the facility unusable.

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

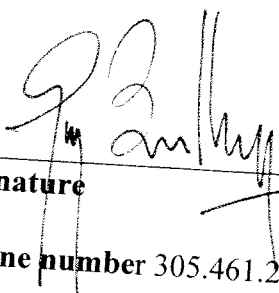
The owner has made a **diligent investigation** into the costs of compliance with the code, but cannot find an efficient mode of compliance. Provide detailed cost estimates and, where appropriate, photographs. Cost estimates must include bids and quotes.

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. _____
- 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.

Providing the meeting room with slopping floors instead of step tiered floors will not provide adequate sight lines. Additional landing or lift inside the classroom results in loss of seating such as to render the facility unusable.



Signature

Gustavo Berenlum, AIA

Printed Name

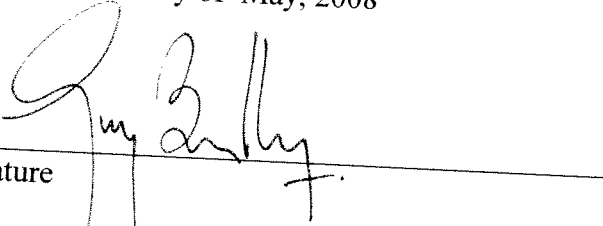
Phone number 305.461.2053

(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 20th day of May, 2008

A handwritten signature in black ink, appearing to read "Gustavo Befenblum", is written over a horizontal line.

Signature

Gustavo Befenblum
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. 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) of the Team Meeting room seats 132 in the required tiered classroom configuration.

Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

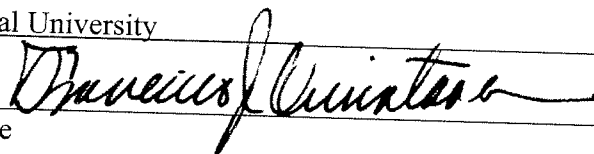
Yes No Cost of Construction See comments below.

Comments/Recommendation The Florida Building Commission granted a waiver on September 25, 2007 (Final Order date) for the University's Football Stadium bleacher accessibility. This is a fast track project and the original waiver did not include this building because it had not been designed at the time. The waiver being presented at this time is for a separate building that was not included in the original project and is being added to the Stadium. It is recommended that a waiver be granted. Due to the required seating accommodation it would be impractical to provide accessibility in the tiered classroom design. The room provides accessible seating locations at two locations with different line of sites and at additional levels via an inclined lift.

Jurisdiction: Florida International University

Building Official or Designee

Signature



Francisco J. Quintana, R.A.
Printed Name

PX 0000448
Certification Number

(305) 348-4085 / (305) 348-7199
Telephone/FAX

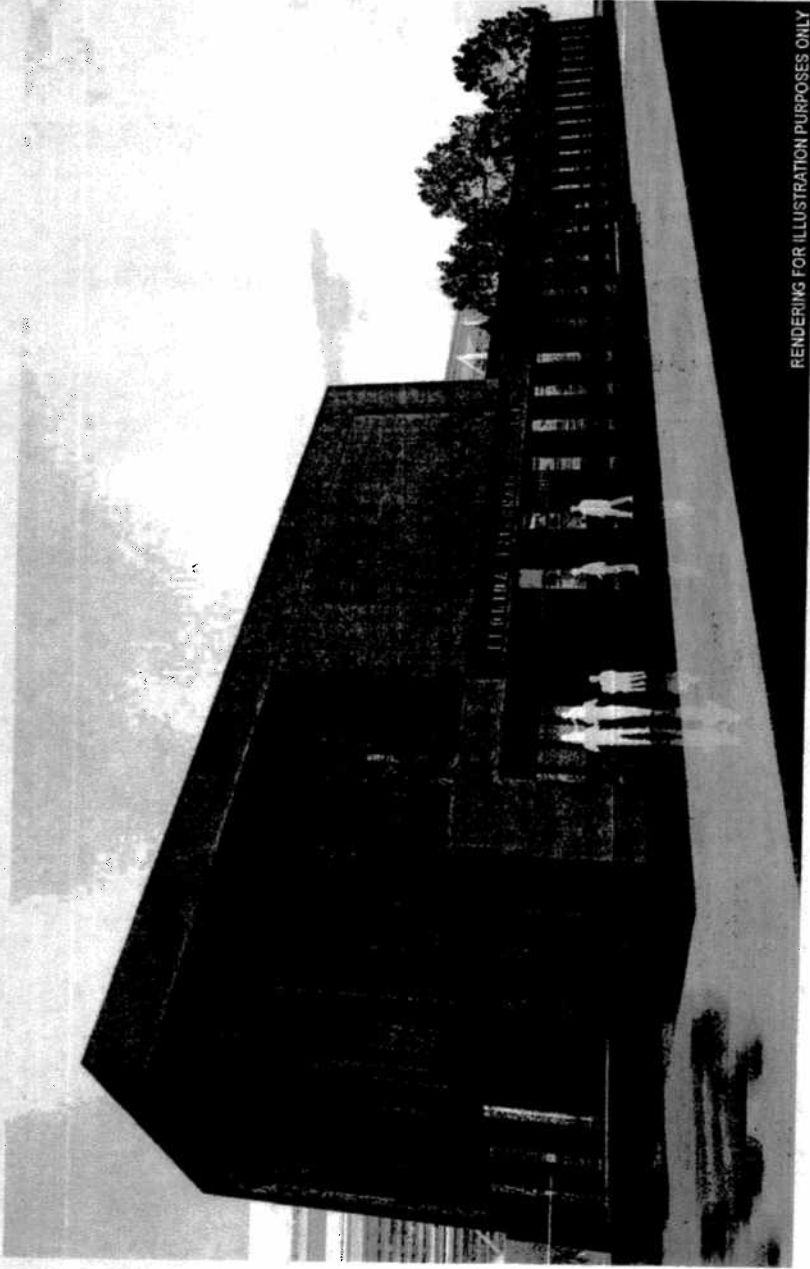
Address: Florida International University CSC-113

University Park, Miami FL 33199

**FLORIDA INTERNATIONAL
UNIVERSITY
GOLDEN PANTHER STADIUM
(FIELD HOUSE)**

11310 SOUTHWEST 17TH STREET
MIAMI, FLORIDA

**BARRIER FREE SEATING STUDY
04.17.2008**



RENDERING FOR ILLUSTRATION PURPOSES ONLY

ODEBRECHT
CONSTRUCTION, INC.



BEA
INTERNATIONAL
11111 BIRCHWOOD COURT, SUITE 200, MIAMI, FLORIDA 33156
PHONE: 305.415.1800 FAX: 305.415.1801

BEA
INTERNATIONAL



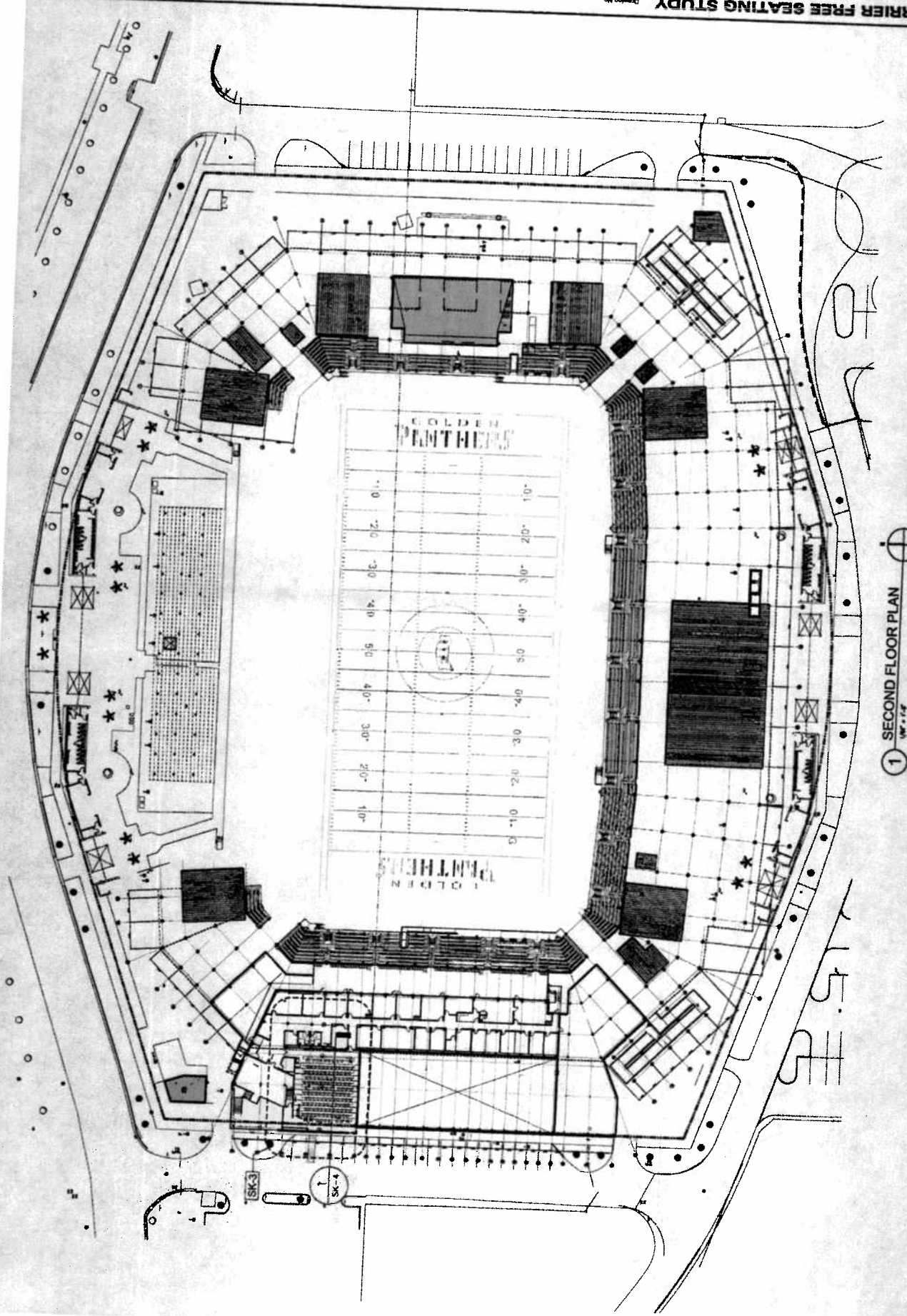
ODEBRECHT
CONSTRUCTION INC.

SK-2

BARRIER FREE SEATING STUDY
Drawing No.

04-17-2008
MIAMI, FLORIDA
11310 SOUTHWEST 17TH STREET
(FIELD HOUSE)

F.L.U. - GOLDEN PANTHER STADIUM



1 SECOND FLOOR PLAN
1/8" = 1'-0"

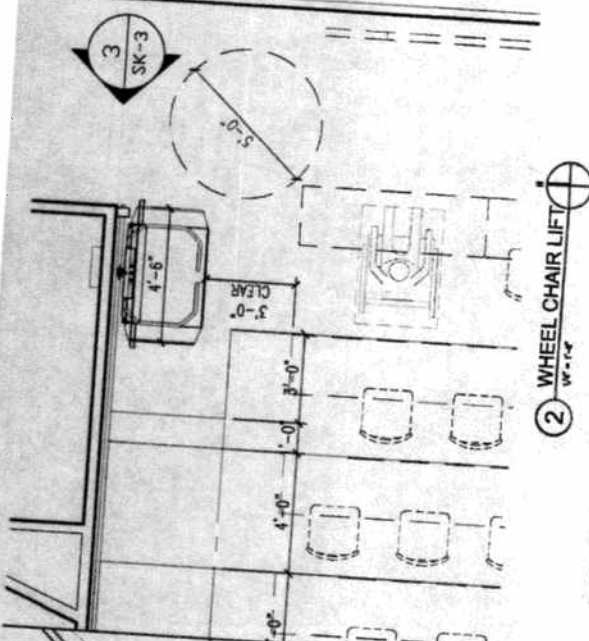
SK-3

ODEBRECHT
CONSTRUCTION, INC.

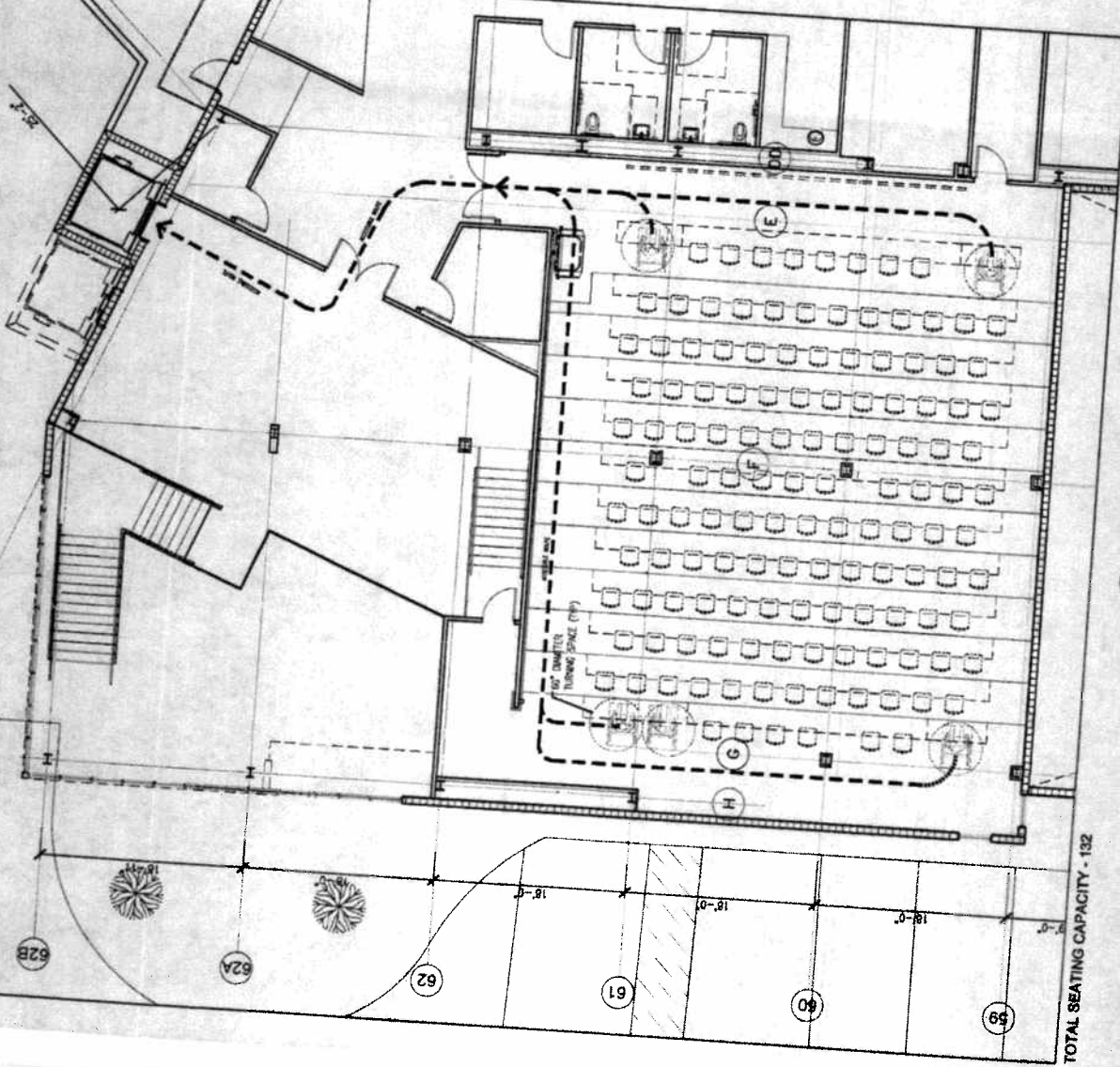
BEA
INTERNATIONAL

BARRIER FREE SEATING STUDY
Drawing No.

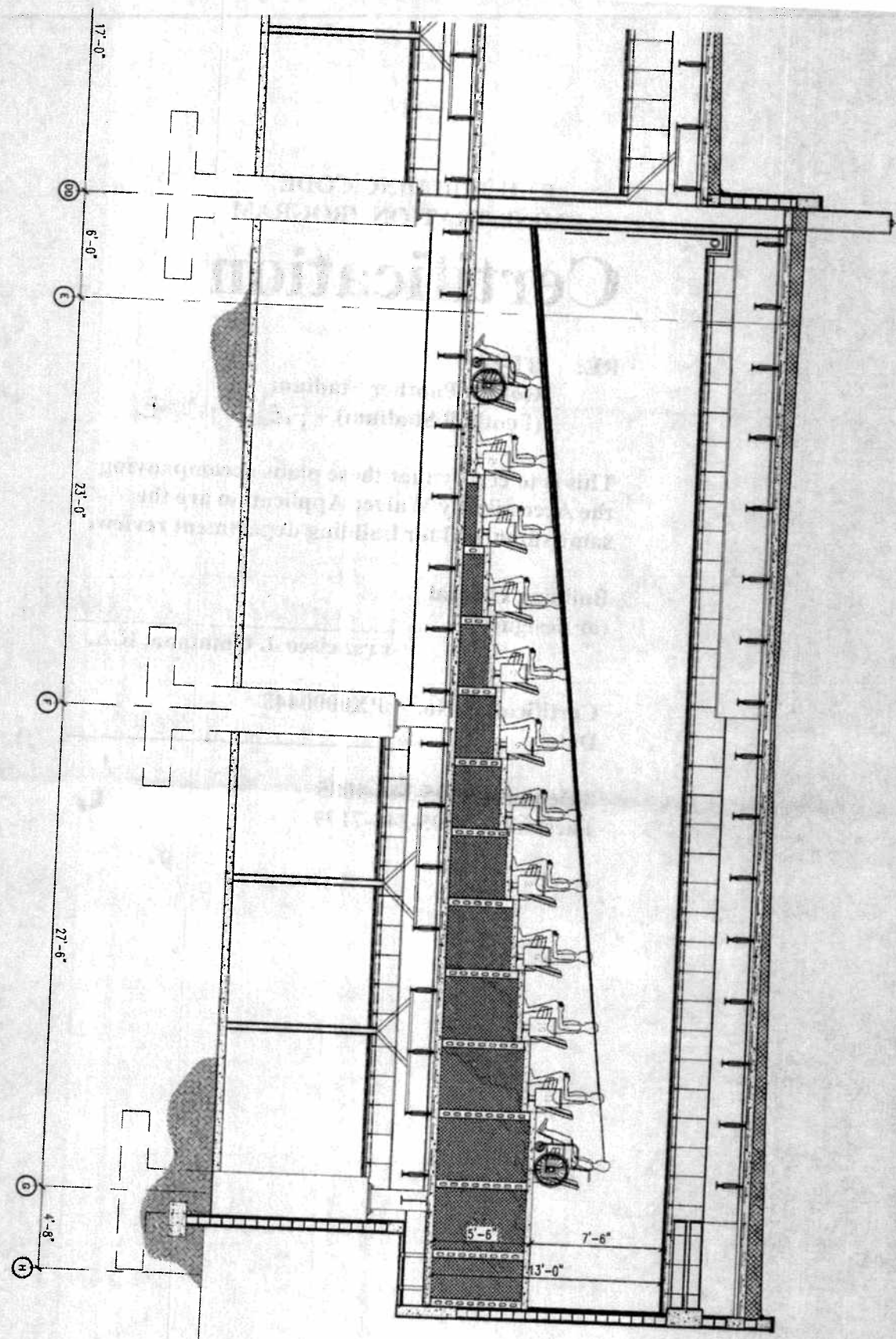
3 WHEEL CHAIR LIFT ELEVATION
W-1-14



1 FLOOR PLAN
W-1-14



TOTAL SEATING CAPACITY - 132



1 MEETING ROOM SECTION

BARRIER FREE SEATING STUDY Drawing No.
F.I.U. - GOLDEN PANTHER STADIUM
(FIELD HOUSE)
 11310 SOUTHWEST 17TH STREET
 MIAMI, FLORIDA
 04-17-2005

SK-4

ODEBRECHT
 CONSTRUCTION, INC.

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 INTERNATIONAL