

BREVARD COUNTY HIGH SCHOOL CCC FOOTBALL STADIUM

Issue: Vertical accessibility to all rows of bleachers and a press box. .

Analysis: The applicant is requesting a waiver from providing vertical accessibility to all rows of bleachers in a new facility with 3,104 seats on the home side and 1,031 on the visitors' side. 36 accessible seating areas with companion seats are planned for the home side 14 accessible areas with companion seats on the visitors' side. All accessible seats are accessed by a ramp on the first row of seats in the bleachers. The press box may be accessed by a chair lift.

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.

**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: New Brevard County High School CCC (Football Bleacher Portion)
Address: 2335 Malabar Road, Palm Bay, Florida 32907

2. Name of Applicant. If other than the owner, please indicate relationship of applicant to owner and written authorization by owner in space provided:

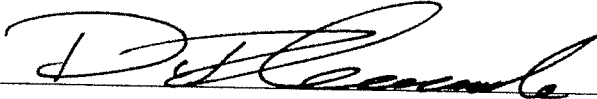
Applicant's Name: SCHENKELSHULTZ Architects (Joseph S. Toth A.I.A. Principal)
Applicant's Address: 200 East Robinson Street Suite 300 Orlando, Florida 32801
Applicant's Telephone: (407) 872-3322 **FAX:** (407) 872-3303

Applicant's E-mail Address: jstoth@schenkelshultz.com
Relationship to Owner: Architect for the new high school

Owner's Name: Dane Theodore, A.I.A. Director of facilities management services
School Board of Brevard County

Owner's Address: 2700 Judge Fran Jamieson Way, Viera, Florida 32940

Owner's Telephone: (321) 633-1000 Ext. 657 **FAX:** (321) 633-4646
Owner's E-mail Address: TheodoreD@brevard.k12.fl.us

Signature of Owner: 

Contact Person: Joseph S. Toth, A.I. A.
Contact Person's Telephone: cell (407) 473-2816 **E-mail Address:** jstoth@schenkelshultz.com

This application is available in alternate formats upon request.

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 consists of new bleachers and pressbox being constructed at the football field of the new Brevard High School CCC in Palm Bay, Florida. There are 3104 spectator seats for the home team and 1031 spectator seats for the visiting team.

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

The construction cost for the entire high school campus is \$64,650,000. The cost of the Bleachers has not been broken out separately.

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 Florida Department of Education has mandated that "Accessibility shall be provided throughout the Football Stadium Bleachers unless a waiver is obtained from the Florida Building Commission" Department of Community Affairs in their DOE mandatory letter to Brevard Public Schools of November 26, 2007.

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

Issue: FCB 2004 11-4.1.2 Accessible site and exterior facilities: new construction. Vertical accessibility to all levels of the bleacher structure

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 project under consideration is the construction of bleachers and pressbox for football spectators. Provision has been made for vertical accessibility to the pressbox by means of a chair lift that runs through the center of the bleachers. The waiver requested is the requirement for wheelchair accessibility to all levels (rows) of the bleacher structure. Provision has been made for wheelchair accessible spaces and companion spaces at the first level of the bleacher structure which is accessed by a code compliant ramp. To construct bleachers with accessible spaces dispersed throughout the structure would be impracticable from a constructability standpoint.

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.

[X] The hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

The project under consideration is the construction of bleachers and pressbox for football spectators. Provision has been made for vertical accessibility to the pressbox by means of a chair lift that runs through the center of the bleachers. The waiver requested is the requirement for wheelchair accessibility to all levels (rows) of the bleacher structure. Provision has been made for wheelchair accessible spaces and companion spaces at the first level of the bleacher structure which is accessed by a code compliant ramp. To construct bleachers with accessible spaces dispersed throughout the structure would impracticable from a constructability standpoint.


Signature

Joseph S. Toth, AIA
Printed Name

Phone number 407-872-3322

(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 EIGHTH day of SEPTEMBER, 2008


Signature

Joseph S. Toth, 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 Approve

Jurisdiction

School Board of Brevard County

Building Official or Designee

David W. Sterphone
Signature

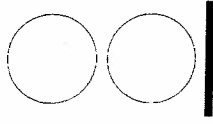
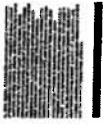
David W. Sterphone
Printed Name

BU 518
Certification Number

(321) 617-7792
Telephone/FAX

Address:

1254 South Florida Avenue, Rockledge, FL 32955

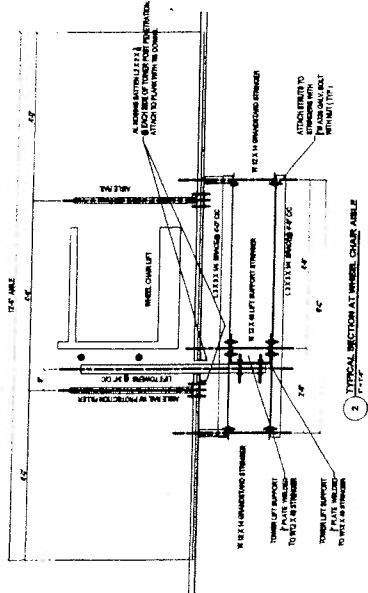
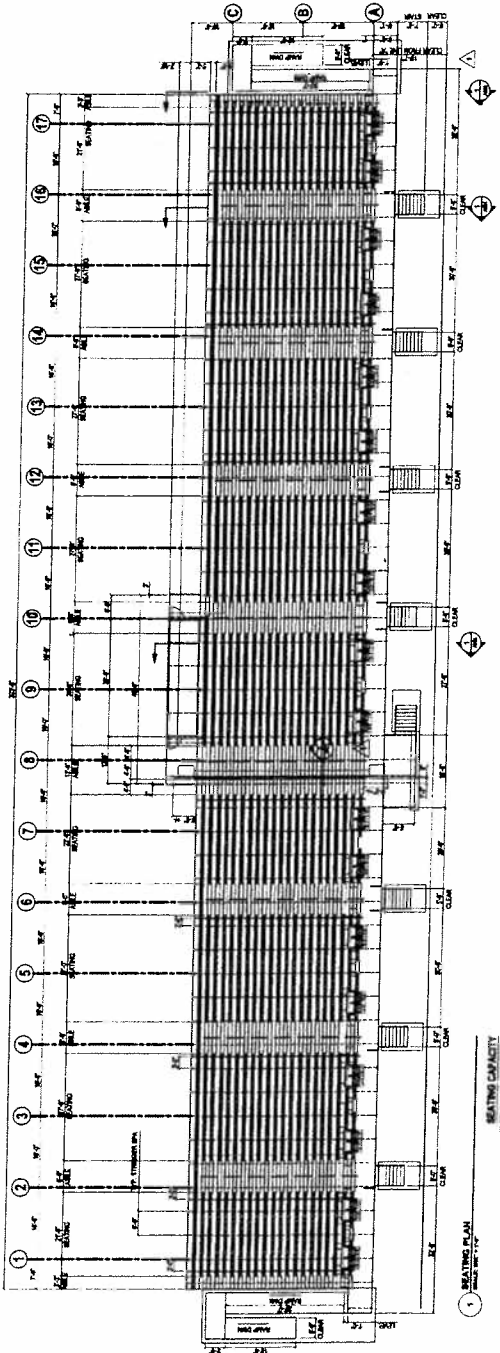


**Brevard High School
 CCC
 Palm Bay,
 Florida**

for the School District
 of Brevard County

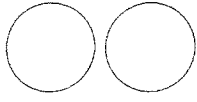
Permit Office
 Permitting
 8/15/08
 Daniel J. Schenkel
 Professional Engineer
 License No. 12503
 State of Florida
 Mechanical
 21 West 1st St.
 Ft. Lauderdale, FL 33304

A021



GENERAL NOTES
 1. STRUCTURAL DESIGN IS ACCORDANCE WITH 2001 FLORIDA BUILDING CODE WITH THE SUPPLEMENTS.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. THE STRUCTURAL DESIGN IS BASED ON THE FOLLOWING:
 A. WIND SPEED: 150 MPH
 B. WIND EXPOSURE: B
 C. SOIL TYPE: S
 4. SEATING SHALL BE ATTACHED TO THE STRUCTURE AS SHOWN.
 5. SEATING SHALL BE ATTACHED TO THE STRUCTURE AS SHOWN.
 6. SEATING SHALL BE ATTACHED TO THE STRUCTURE AS SHOWN.
 7. SEATING SHALL BE ATTACHED TO THE STRUCTURE AS SHOWN.
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 19. SEATING SHALL BE ATTACHED TO THE STRUCTURE AS SHOWN.
 20. SEATING SHALL BE ATTACHED TO THE STRUCTURE AS SHOWN.

SCHENKELSHULTZ
 ARCHITECTS
 1100 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 Phone: (954) 562-1234
 Fax: (954) 562-1235
 www.schenkelschutz.com

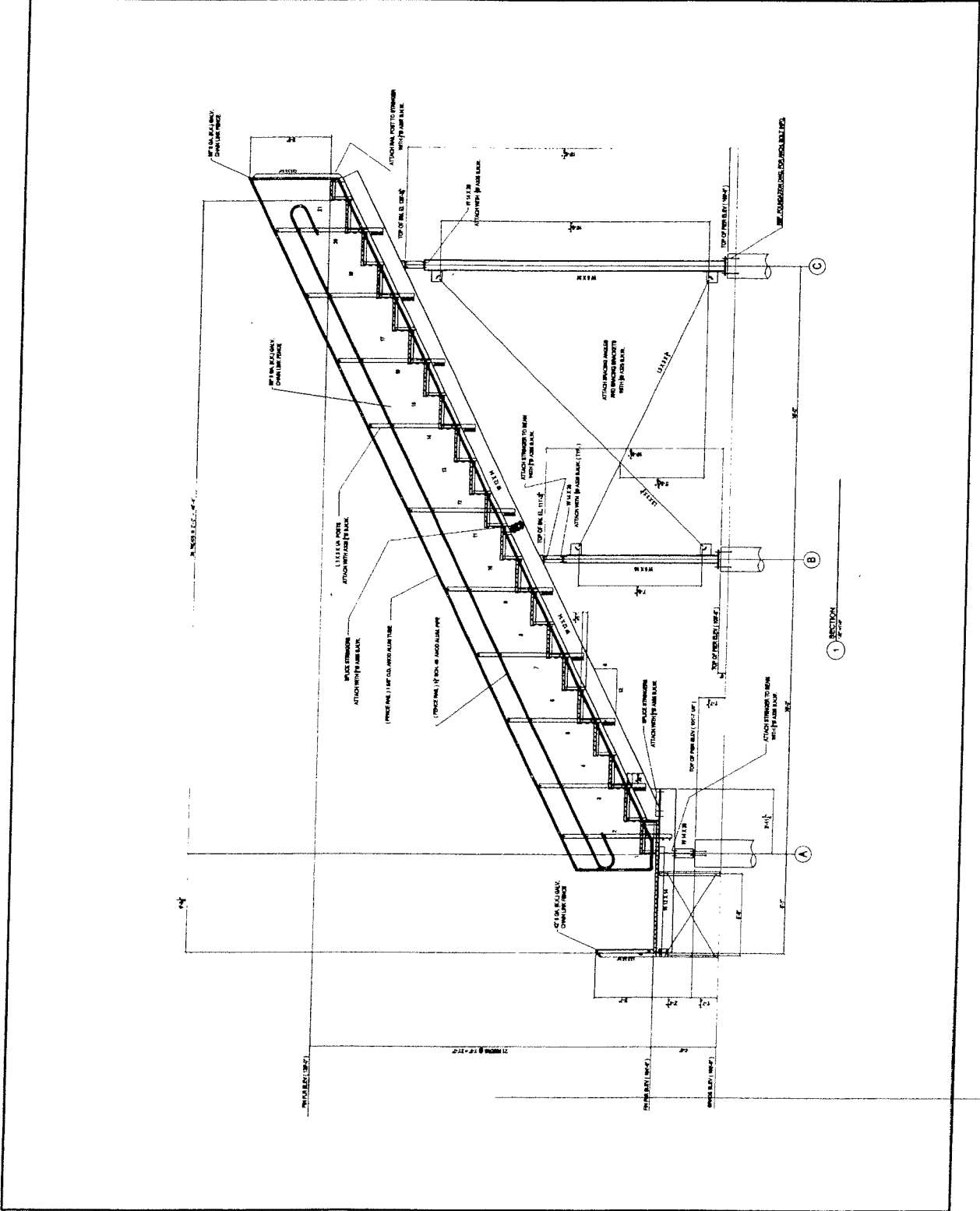


**Brevard High School
 CCC
 Palm Bay, Florida**

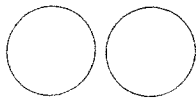
for the School District
 of Brevard County

Permitting Office
 Building Department
 1000 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 Phone: (954) 351-2345
 Fax: (954) 351-2346
 www.brevardcounty.com

A023



SCHENKEL BROTHERS
 ARCHITECTS, P.A.
 1000 N. W. 12th Street
 Ft. Lauderdale, FL 33304
 Phone: (954) 561-1234
 Fax: (954) 561-1235
 Website: www.schenkelbrothers.com

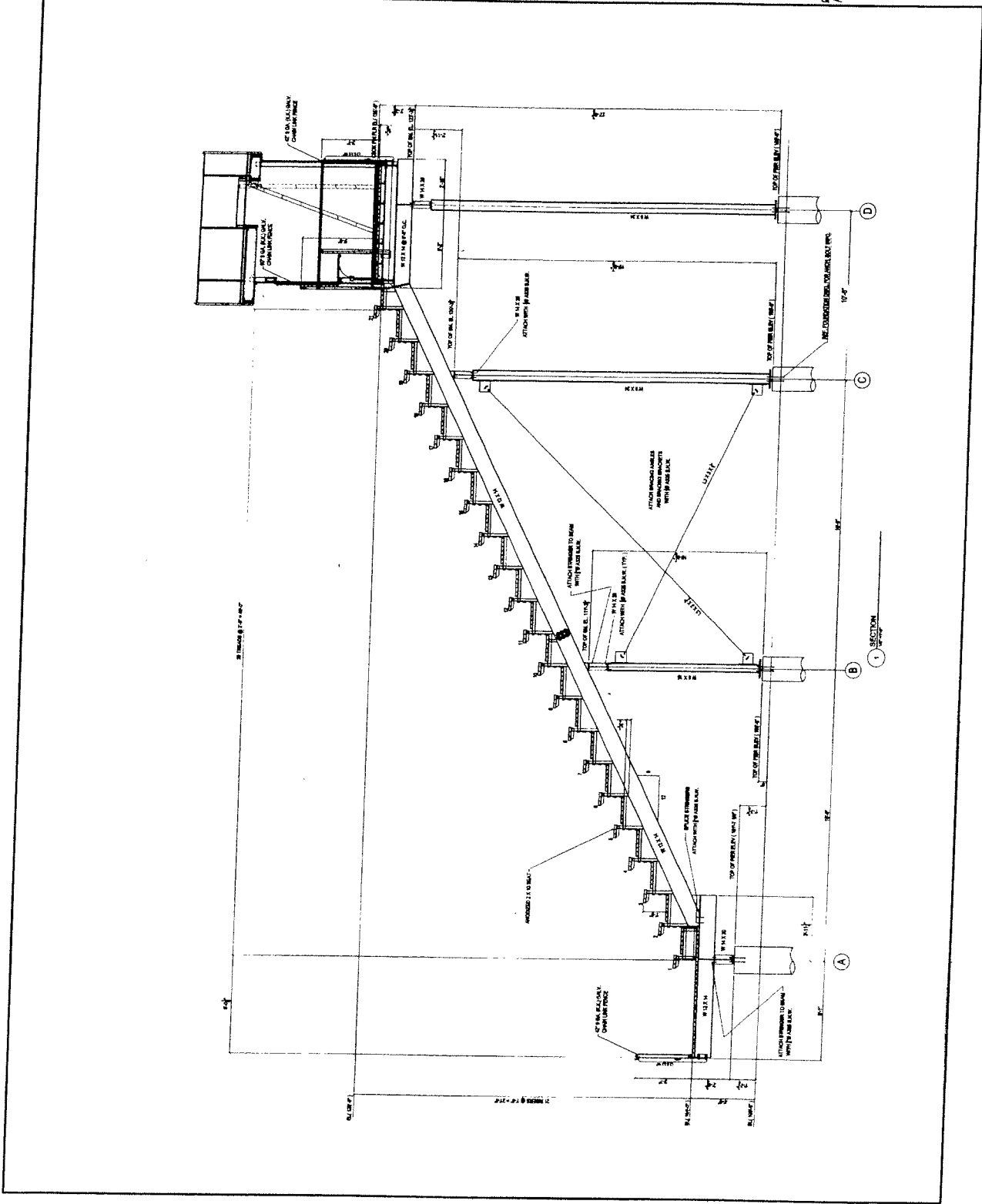


**Brevard High School
 CCC
 Palm Bay, Florida**

for the School District
 of Brevard County

Project No. 08-15-08
 Date: 11/18/08
 Scale: 1/4" = 1'-0"
 Drawing No. A025
 Title: SECTION 1
 Description: SECTION 1
 Revision: 1
 Date: 11/18/08

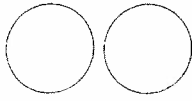
A025



SCHENKELSCHULTZ
ARCHITECTS

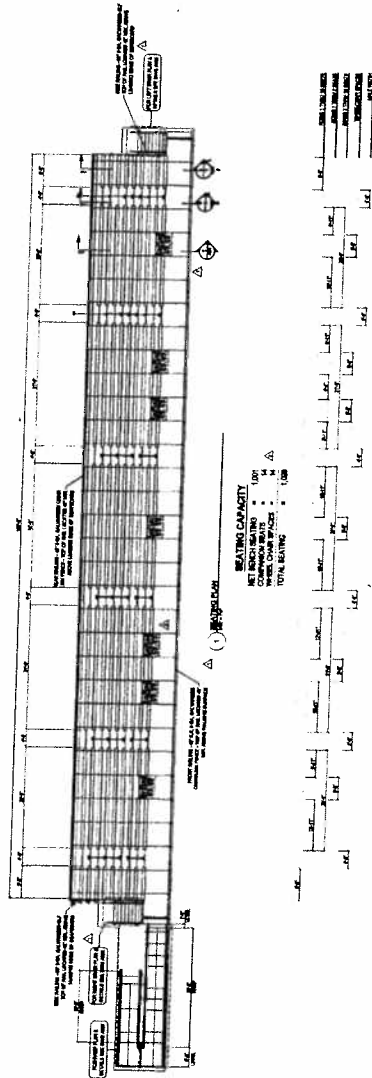
100 West Highway 100
P.O. Box 100
Palm Bay, FL 32909
Tel: 321-325-2222
www.schenkelschultz.com

PROFESSIONAL SEAL
STATE OF FLORIDA
REGISTERED ARCHITECT
NO. 12345
EXPIRES 12/31/2024



**Brevard
High School
CCC
Palm Bay,
Florida**

for the School District
of Brevard County



Permit Office
Permitting
9-15-18
18 Hours; 1800 sq ft
12724; Volume 000

A030

SCHENKEL SRULLITZ
 ARCHITECTS
 1000 N. W. 10th St.
 Suite 100
 Ft. Lauderdale, FL 33304
 Phone: 754-561-1234
 Fax: 754-561-1235
 www.schenkel-srullitz.com

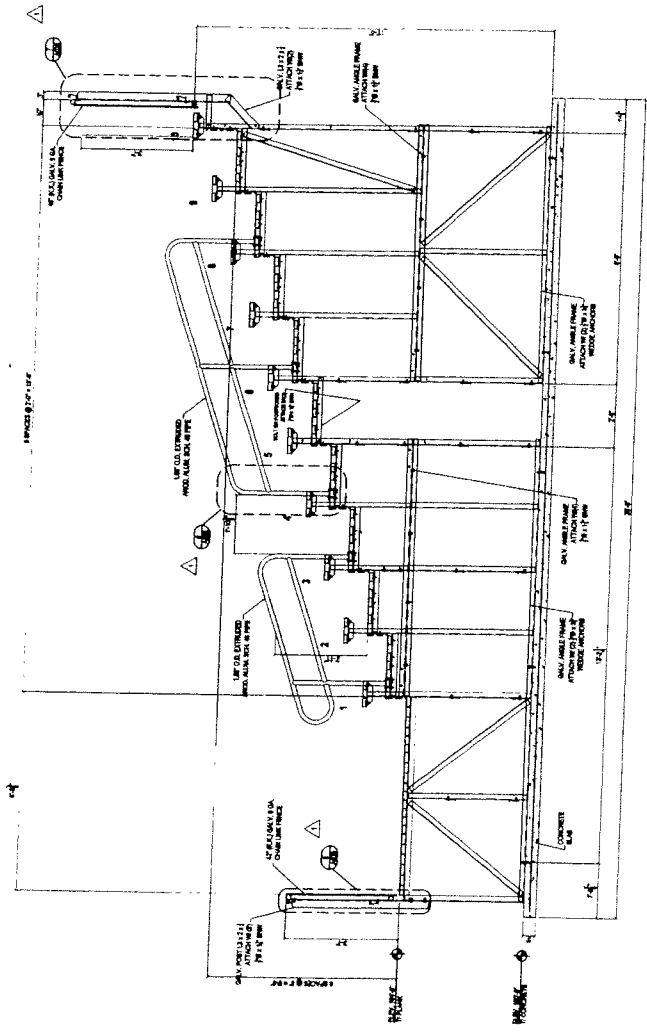


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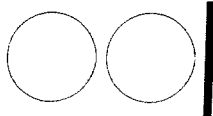
Permit Office
 Permitting
 08-15-03
 Date: 08-15-03
 Drawn by: [Signature]
 Scale: 1/8" = 1'-0"
 Section: 13
 Title: 13.00 - 13.00 - 13.00
 13.00 - 13.00 - 13.00

A083



1 SECTION THRU AISLE
 3/8" = 1'-0"

SCHENKEL SHULTZ
 ARCHITECTS
 1000 N. W. 10th St.
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 Fax: (954) 561-1112
 www.schenkelshultz.com

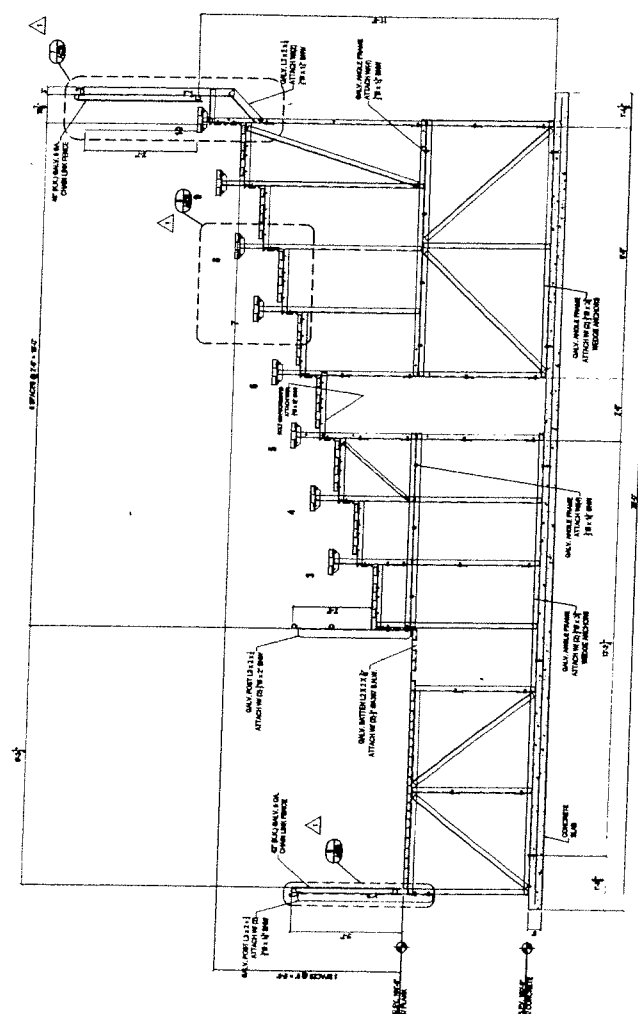


Brevard
 High School
 CCC
 Palm Bay,
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for the School District
 of Brevard County

Code Compliance Office
 Building & Planning
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 Fax: (954) 350-1112
 www.brevardcountyfl.com

A034



1 SECTION THRU WHEELCHAIR SPACE