

**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 – HLS II BLDG Lecture Hall

**Address:** 11200 SW 8<sup>th</sup> Street 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:** Alleguez Architecture, Inc.

**Applicant's Address:** 901 Ponce de Leon Blvd, Suite 202 Coral Gables, Florida 33134

**Applicant's Telephone:** 305.461.4001 **FAX:** 305.461.6002

**Applicant's E-mail Address:** omelian@bellsouth.net

**Relationship to Owner:** Architect

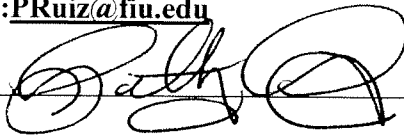
**Owner's Name:** Florida International University

**Owner's Address:** 11555 SW 17<sup>th</sup> Street, Miami Florida 33199 Room 247

**Owner's Telephone:** 305.348.4064 **FAX** 305.348.4010

**Owner's E-mail Address:** PRuiz@fiu.edu

**Signature of Owner:** \_\_\_\_\_



**Contact Person:** Orlando Melian – Alleguez Architecture, Inc.

**Contact Person's Telephone:** 305.461.4001 **E-mail Address:** omelian@bellsouth.net

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 existing Health and Life Sciences II Building is part of the College of Medicine School at Florida International University. The addition/ renovation entails construction of a 2,580 sq ft. Lecture Hall assembly space with tiered, stepped levels and fixed tables. The building consist of 6 stories that are accessible by elevators. The ground floor entries, corridor and spaces that are used to access the new lecture hall will permit wheelchair accessibility. However, some of the tiered levels are not accessible to wheelchair bound persons.**

**5. Project Construction Cost (Provide cost for new construction, the addition or the alteration):** \$400,000

**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.

**We are requesting a waiver for Vertical Accessibility to multiple stepped levels within the proposed Lecture Hall, this space will accommodate 145 students with loose chairs and fixed tables. This room will have designated seats for people with disabilities and their companions, with a choice of locations and sightlines, meeting Florida Accessibility Code "Section 11-4.33.3 Placement of wheelchair locations" The designated front row wheelchair**

stations are access via the main front entry doors and the top level stations are access via a new covered concrete ramp. In our opinion providing access and wheelchair seating to all intermediate tiered levels with an accessible ramp or lifts would reduce the available seating area and would compromise sightlines between the students and subject matter being presented at the front of the hall. Because only the Building Commission could grant waivers for Florida specific requirements, we are bringing this issue to the board's attention.

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 Section 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.

The lecture hall is being designed in an existing building with height limitations and for compliance with College of Medicine student class size minimum requirements. Therefore, the University has requested the audience/ student seating area be placed on tiered, stepped levels in order to facilitate the student's view of the presentation material and class enrollment requirements.

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

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[ ] 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.

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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. \_\_\_\_\_

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b. \_\_\_\_\_

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c. \_\_\_\_\_

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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 requesting a waiver for the Florida specific requirement 11-4.1.3 Paragraph 5 Vertical Accessibility, which mandates that “Vertical accessibility shall be provided to all levels above and below the occupiable grade level, regardless of whether the code requires an elevator to be installed in such building, structure or facility...” We are requesting a waiver for four (4) stepped levels located in the proposed 2,580 sq ft lecture hall with fixed tables. The room has been provided with designated seating for people with disabilities and for their companions, with a choice of locations and sightlines complying with the Florida Accessibility Code Sections 11-4.33.3 Placement of wheelchair locations within assembly areas.

Providing access and wheelchair seating to all intermediate tiered levels with an accessible ramp or lifts would reduce the available seating area and would compromise sightlines between the students and subject matter being presented at the front of the hall.

  
Signature

Ana Alleguez  
Printed Name


Phone number 305.461.4001

(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 26<sup>th</sup> day of AUGUST, 20 10

  
Signature

ANA ALLEGUEZ  
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 waive consideration of vertical accessibility to all levels above and below the occupiable grade level (FBC 11-4.1.3) for the theater type seating in the lecture hall as indicated in the submitted plans

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 [x] No Cost of Construction \_\_\_\_\_

**Comments/Recommendation** It is recommended that a waiver be granted. Seating configuration is specific to the teaching method. Due to the required seating accommodation, it would be impractical to provide accessibility at all levels. Lecture hall provides accessible seating locations at different lines of sights.

Jurisdiction Florida International University Building Code Administration

Building Official or Designee

Signature

*Francisco J. Quintana* 3/24/10

Francisco J. Quintana

Printed Name

PX 0000448

Certification Number

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

Telephone/FAX

Address: Florida International University, CSC-113

Modesto Maidique Campus, Miami FL 33199

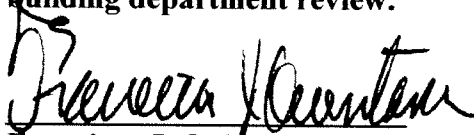
F.I.U. BUILDING CODE  
ADMINISTRATION PROGRAM

# Certification

RE: FM-100329  
Ground Floor Renovations/Lecture Hall  
Health and Life Sciences Building

This is to certify that these plans accompanying  
the Accessibility Waiver Application are the  
same submitted for building department review.

Building Official  
(or designee)

  
Francisco J. Quintana, R.A.

Certification No. PX0000448

Date: 24 AUG. 2010

Telephone: 305-348-4085

Facsimile: 305-348-7199



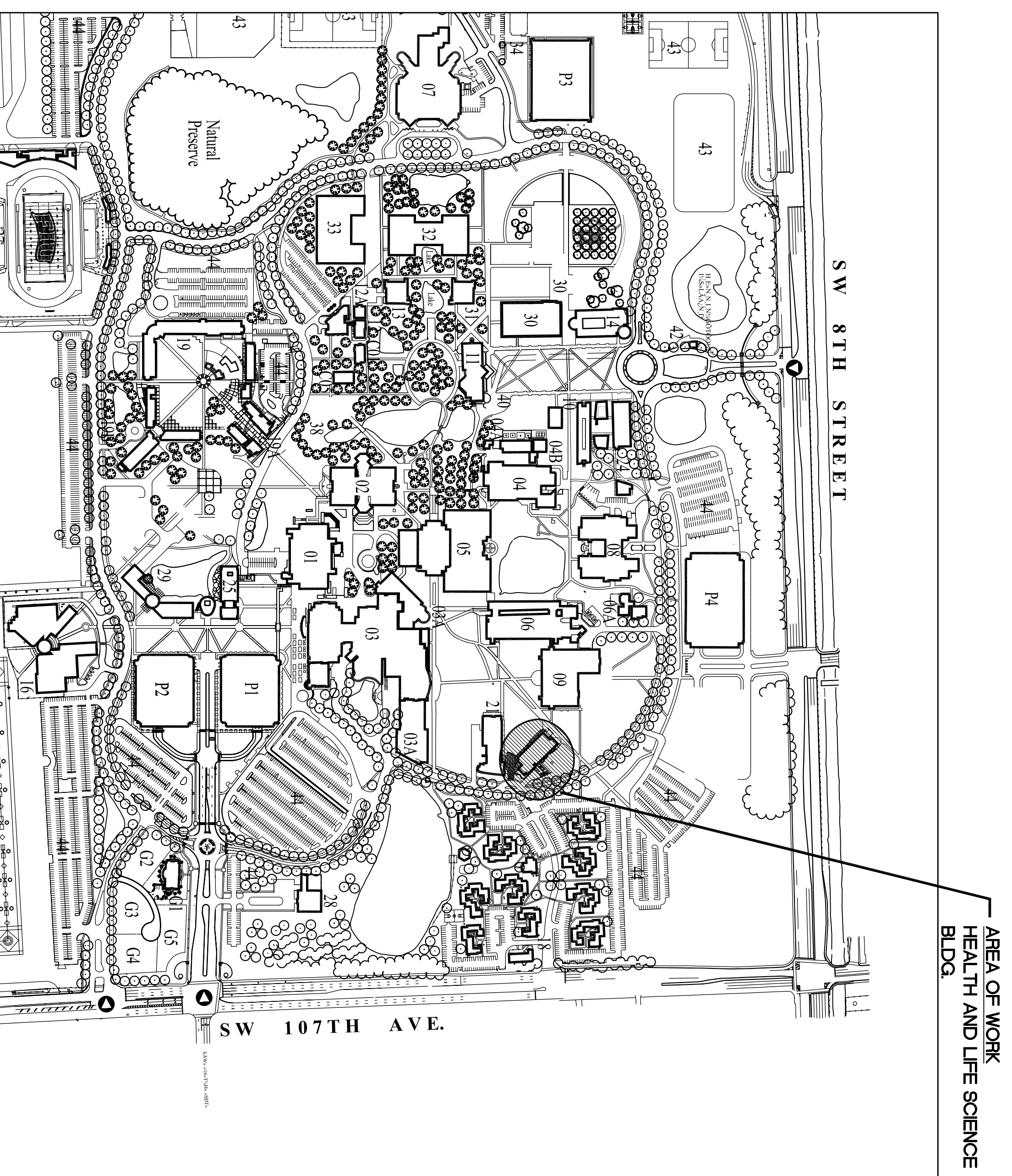


# HEALTH AND LIFE SCIENCES BUILDING GROUND FLOOR RENOVATION LECTURE HALL

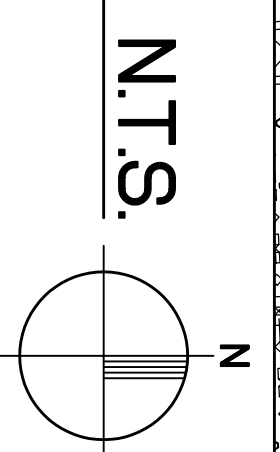
FLORIDA INTERNATIONAL UNIVERSITY  
MODESTO A. MAIDIQUE CAMPUS

## ACCESSIBILITY WAIVER - August 23rd, 2010

F.I.U. PROJECT # FM-10 0329



BUILDING LOCATION PLAN  
MODESTO A. MAIDIQUE CAMPUS

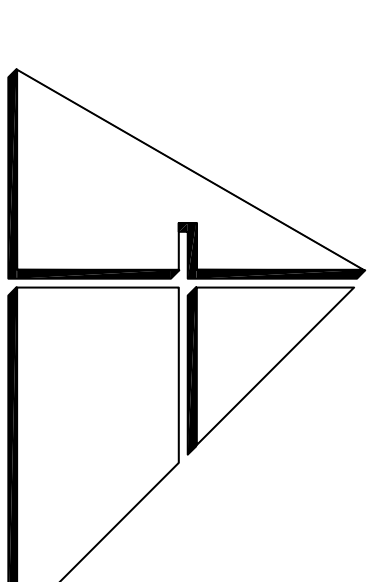


### BOARD OF TRUSTEES

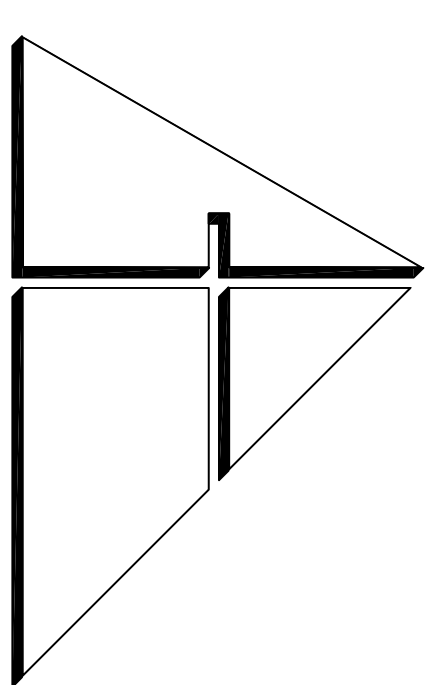
Mark B. Rosenberg - University President	
Albert E. Dotson, Sr. - Chairperson	
Albert Maury - Vice Chairperson & Treasurer	
Michael M. Adler	
Sukrit Agrawal	Marcelo Claure
Cesar L. Alvarez	S. Lawrence Kahn, III
Jorge L. Artzurieta	Miriam Lopez
Thomas Breslin	Claudia Puig
Joseph L. Caruncho	Anthony Rionda

### INDEX OF DRAWINGS

COVER  
ARCHITECTURE  
A-1.0 PROJECT LOCATION AND GROUND FLOOR PLAN  
A-2.0 ENLARGED GROUND FLOOR PLAN AND INTERIOR ELEVATION/ SECTION



ARCHITECT:  
**ALLEGUEZ ARCHITECTURE, INC.**  
901 PONCE DE LEON BOULEVARD, SUITE 202  
CORAL GABLES, FLORIDA 33134  
OFFICE 305.461.4001 FAX 305.461.6002  
WWW.ALLEGUEZARCHITECTS.COM

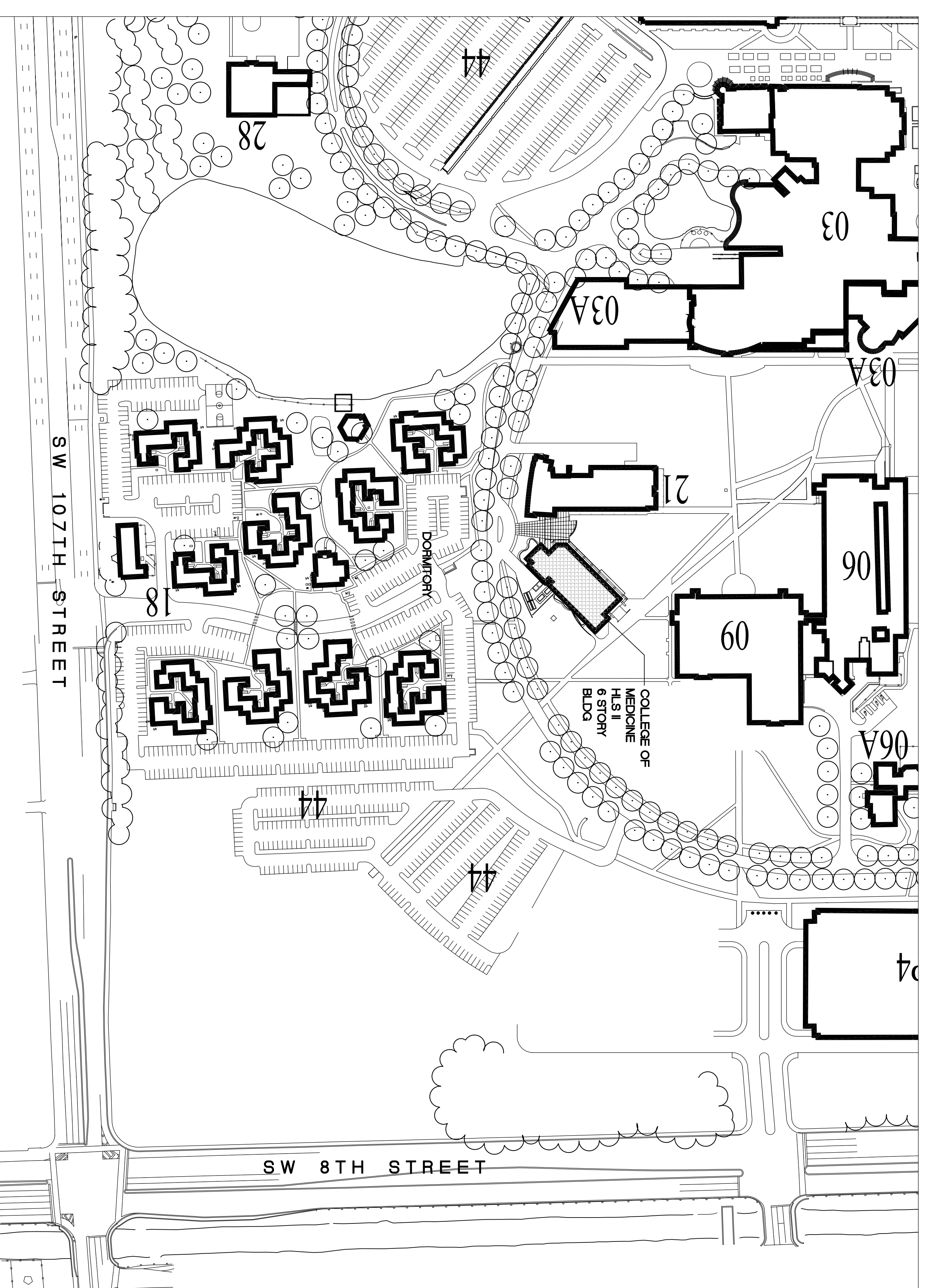


**ALLEGUEZ ARCHITECTURE, INC.**  
 ARCHITECTURE PLANNING  
 INTERIOR DESIGN  
 CONSTRUCTION MANAGEMENT  
 901 PONCE DE LEON BLVD., SUITE 202  
 CORAL GABLES, FLORIDA 33134  
 (305) 461-6001 (FAX) 461-6002  
 E-MAIL: aleguez@alleguez.net  
 ■■■■■ 0 0 0 2 7 4 6 ■■■■■  
 DESIGN PARTS

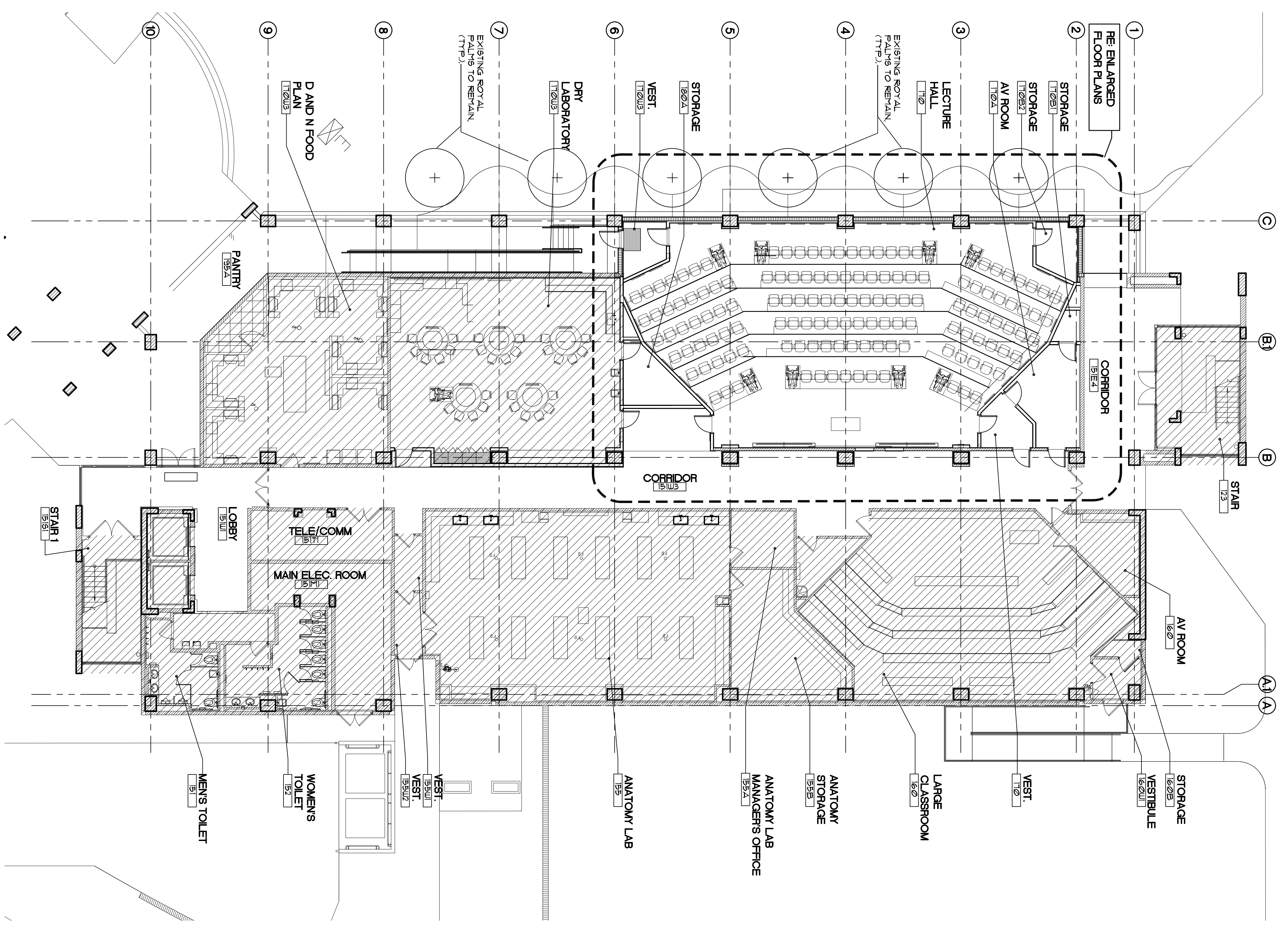
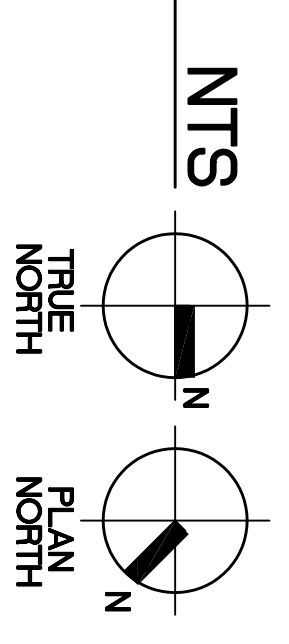
PROJECT  
 FLORIDA INTERNATIONAL UNIVERSITY HEALTH AND LIFE SCIENCES BUILDING RENOVATION AND REMODEL  
 GROUND FLOOR LECTURE HALL ACCESSIBILITY WAIVER  
 PROJECT NO. FM 10 0329  
 MODESTO & MADRUE CAMPUS  
 MIAMI, FL 33199  
 DRAWING TITLE

PROJECT LOCATION AND GROUND FLOOR PLAN

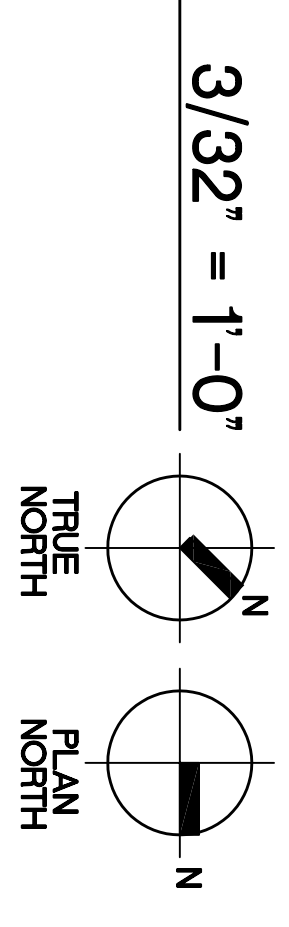
DATE: AUGUST 23RD 2010  
 ACCESSIBILITY WAIVER SET  
 REVISED  
 CAD DRAWING NAME  
 SHEET NO.



PROJECT LOCATION PLAN  
 SCHOOL OF MEDICINE - H1S1 BLDG

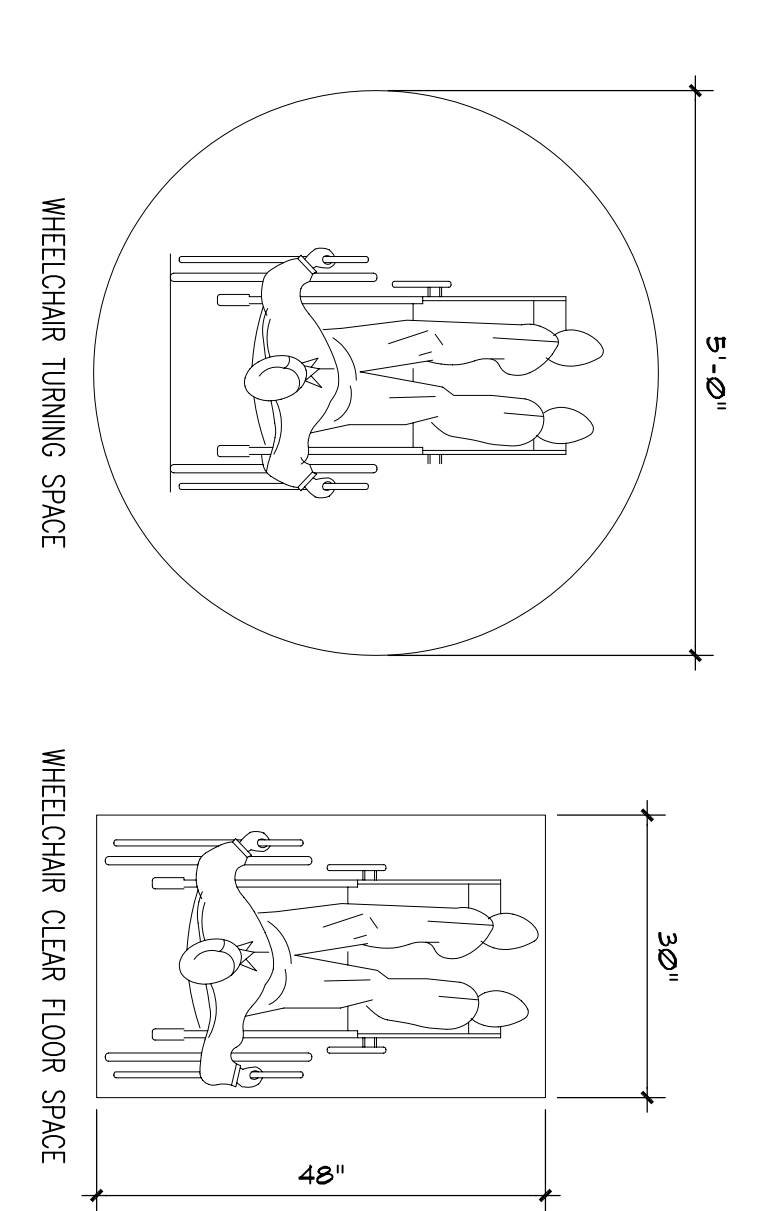


GROUND FLOOR PLAN  
 SCHOOL OF MEDICINE - H1S1 BLDG



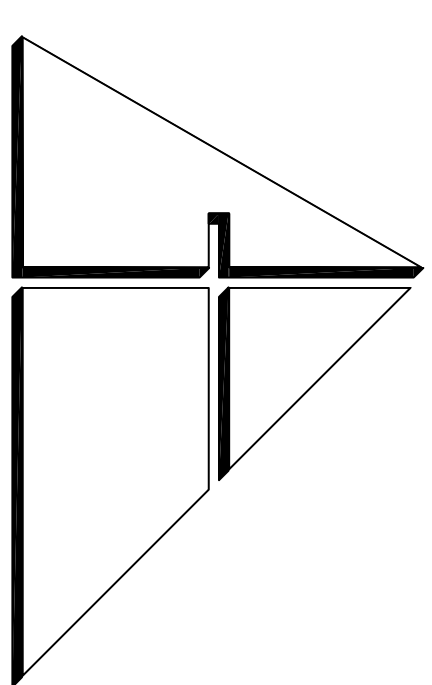
ACCESSIBLE WHEEL CHAIR SPACE

1. WHEELCHAIR TURNING SPACE: THE SPACE REQUIRED FOR A WHEELCHAIR TO TURN ON A 180 DEGREE TURN IS A CLEAR SPACE OF 6'0" (SEE CHAPTER 11 FIGURE 3)
2. THE MINIMUM CLEAR FLOOR OR GROUND SPACE TO ACCOMMODATE A WHEELCHAIR SHALL BE 36" MINIMUM CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS THAT BE POSITIONED FOR FORWARD OR PARALLEL APPROACHES TO AN OBJECT AND 60" MINIMUM CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS THAT BE POSITIONED FOR SIDE APPROACHES TO AN OBJECT.



ADA SEATING REQUIREMENTS

ADA SEATING REQUIREMENTS	PROVIDED/REQUIRED (8%)
AUDITORIUM SEATING	151
REGULAR SEATING	8 / 8
ACCESSIBLE SPACE	145
TOTAL	



**ALLEGUEZ ARCHITECTURE, INC.**  
 ARCHITECTURE PLANNING DESIGN  
 INTERIOR CONSTRUCTION MANAGEMENT  
 901 FORCE DE LEON BLVD., SUITE 202  
 CORAL GABLES, FLORIDA 33134  
 (305) 461-6001 (FAX) 461-6002  
 E-MAIL [silguez@alleguezarch.com](mailto:silguez@alleguezarch.com)  
**AA 002746**

PROJECT  
 FLORIDA INTERNATIONAL UNIVERSITY HEALTH AND LIFE SCIENCES BUILDING RENOVATION AND REMODEL  
 GROUND FLOOR LECTURE HALL ACCESSIBILITY WAIVER

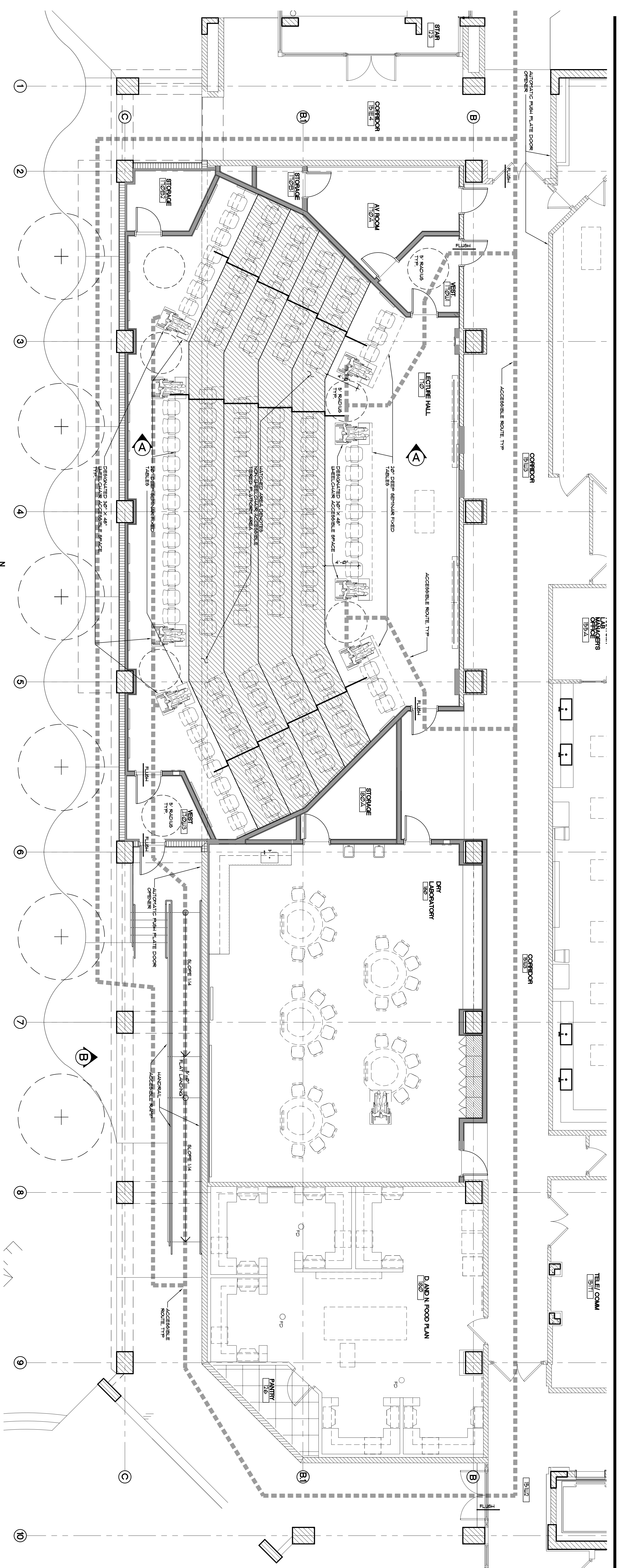
PROJECT NO. FM 10 0329  
 MODESTO A. MADRUGA CAMPUSS  
 MIAMI, FL 33199

DRAWING TITLE  
**ENLARGED FLOOR PLAN AND INTERIOR ELEVATION/SECTION**

DATE: AUGUST 23RD 2016  
 ACCESSIBILITY WAIVER SET  
 REVISED

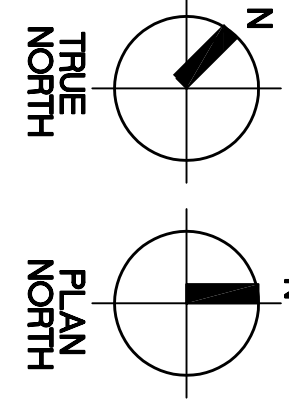
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 SHEET NO.

**A-2.0**

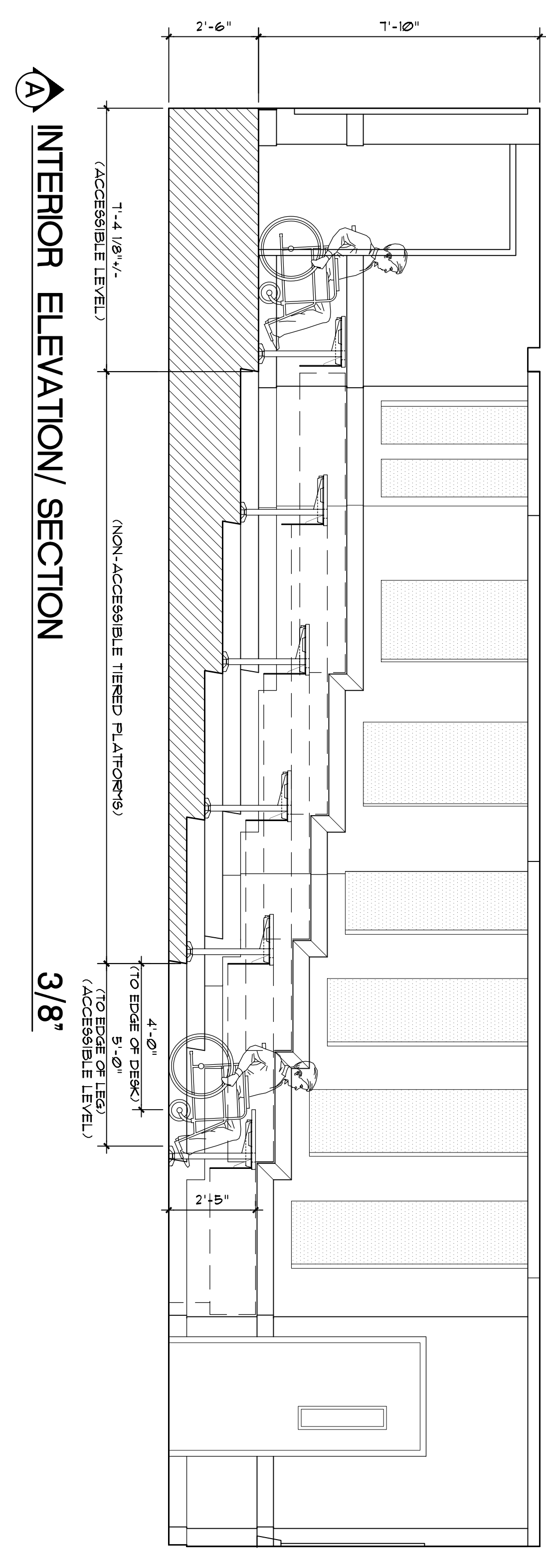


**ENLARGED FLOOR PLAN**  
 GROUND FLOOR - SCHOOL OF MEDICINE - H1S1 BLDG

3/16" = 1'-0"

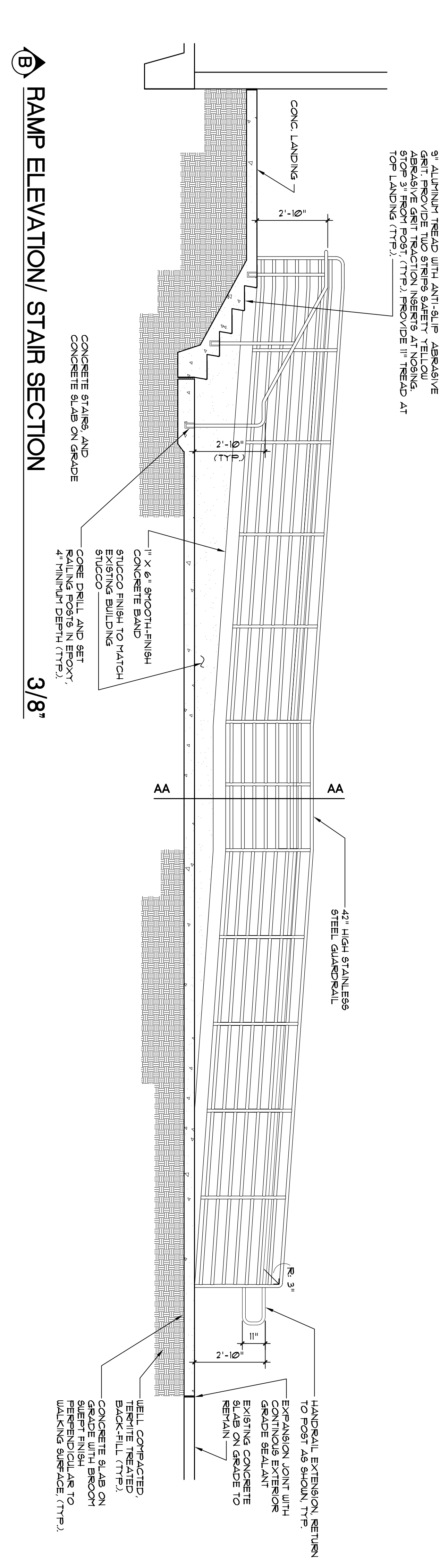


**ACCESSIBILITY WAIVER REQUEST**  
 HATCHED AREA DENOTES DESIGNATED ACCESSIBLE ROUTING (RAMP AND LIFT) PLATFORMS OR STAIRWAYS



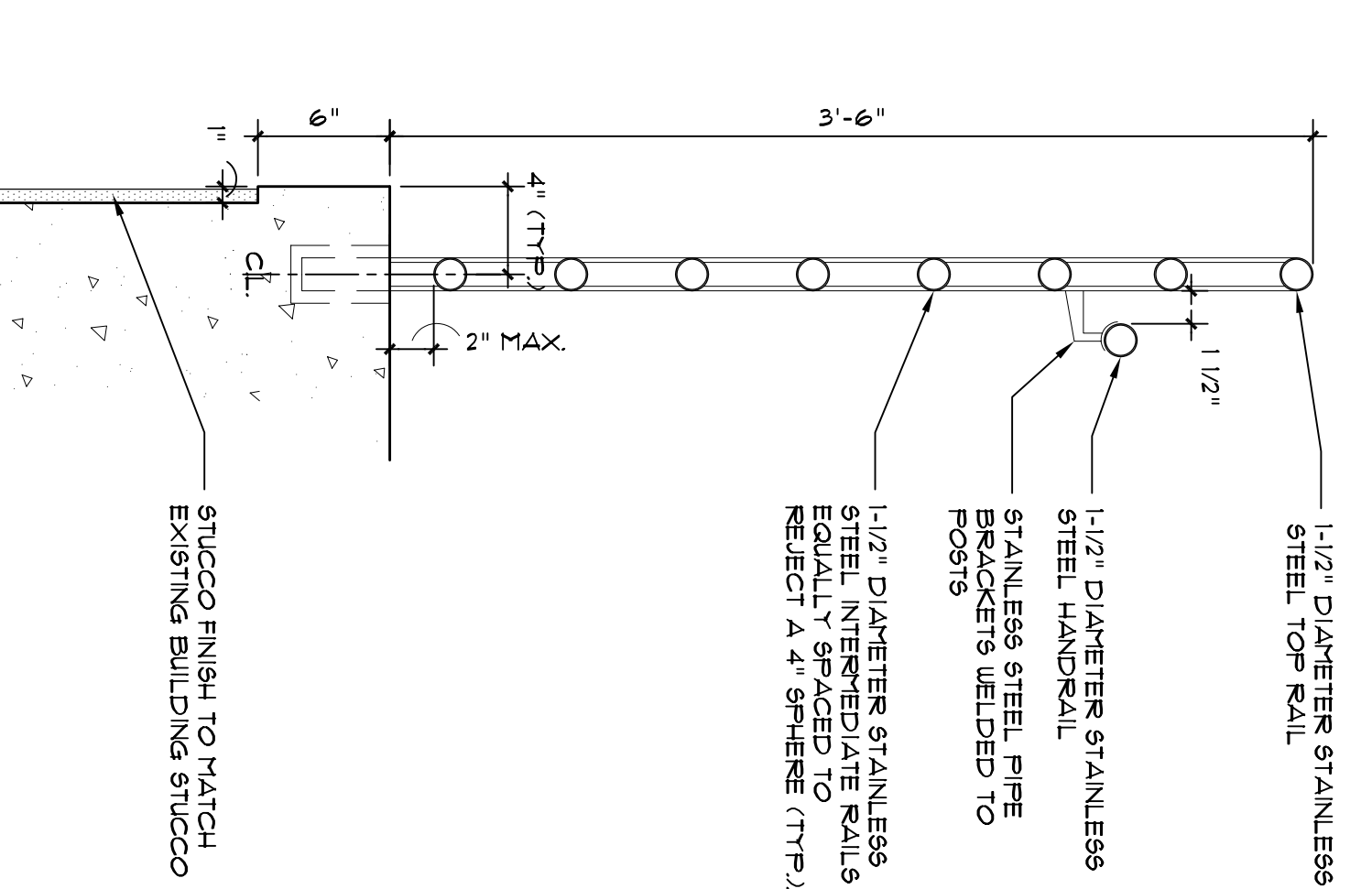
**INTERIOR ELEVATION/SECTION**

3/8"



**RAMP ELEVATION/STAIR SECTION**

3/8"



**SECTION AA**

1-1/2"

NOTE (S)  
 1. ALL UNLDS SHALL BE POLISHED.  
 2. SUBMIT SHOP DRAWINGS WITH CALCULATIONS.  
 3. GUARDRAIL HANDRAIL SHALL COMPLY WITH THE  
 4. GUARDRAIL HANDRAIL SHALL BE 0.635 STAINLESS  
 STEEL (STL 917) TYPE 304/180 GR1