

STAPLES FULFILLMENT CENTER – WAREHOUSE IMPROVEMENTS

Issue: Vertical accessibility to all floors in a office/warehouse.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to all floors in an existing warehouse undergoing a \$980,500 alteration. There is an existing 537,00 square foot first floor, containing 18,600 square feet of offices and the remainder warehouse area and a 79,000 square foot mezzanine. Mezzanines 2, 3 and 4 each contain 26,000 square feet. The project involves adding the new, fourth mezzanine which is not accessible. The first three mezzanines are accessible by means of a LULA. According to the applicant, there is nothing on the fourth mezzanine that is not replicated on an accessible level.

Project Progress:

The project is under design.

Items to be Waived:

Vertical accessibility to the fourth level mezzanine, 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: Staples Fulfillment Center - Warehouse Improvements

Address: 10701 Central Port Drive

Orlando, Florida 32824

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: Phillip L. Pryor, AIA

Applicant's Address: 216 East Poplar Street, Rogers, AR 72756

Applicant's Telephone: 479-986-4400 FAX: 479-986-4401

Applicant's E-mail Address: ppryor@core-eng.com

Relationship to Owner: Project Architect, FL License No. AR94569

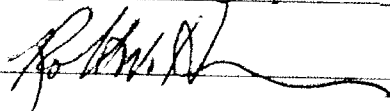
Owner's Name: Staples, Inc. / Bob Herman

Owner's Address: 500 Staples Drive, Framingham, MA 01702

Owner's Telephone: 508-353-8789 FAX 508-353-8961

Owner's E-mail Address: bob.herman@staples.com

Signature of Owner:



Robert W. Herrmann, Staples, Inc.

Contact Person: Phillip L. Pryor

Contact Person's Telephone: 479-986-4400 E-mail Address: ppryor@core-eng.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.)

Warehouse Facility, Construction Type 2B, Occupancy Classification S-1, Two Stories, 537,000, S.F First Floor (18,600 Office area, 518,400 Warehouse area), 186,000 S.F. Mezzanine levels in Warehouse (79,000 S.F mezzanine first level , 26,0000 S.F ea. mezzanine levels 2,3 & 4) Mezzanine levels 1,2 & 3 are existing and level 4 is being added. 18,600 S.F Second Floor (Office Area).

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

\$980,500.00

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.

Upon preliminary review with the Orange County Building Department it was recommended that we consider seeking a waiver due to the fact that the accessibility per code is provided to the existing mezzanine levels 1, 2 & 3 which serve the same job functions as the 4th level mezzanine being added.

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

Issue

1: Reference Chapter 11 - Florida Accessibility Code for Building Construction Part A, Section 11-4 Accessible Elements and Spaces: Scope and Technical Requirements.

Providing an accessible lift to a new fourth level mezzanine which duplicates the job functions provided on each of the lower three levels of mezzanine structure at this location where an accessible lift is providing access per the above referenced code seems unnecessary and unreasonable. The maximum number of employees working on each level is 10 and of the total of 40 positions available for this job function the existing accessible lift provides for this job function for 30 people 75% of the total number of employees to be performing this job. This area is not open to the general public and only serves as a work area which duplicates the three accessible levels below.

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.

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

The cost for an additional lift, which serves only one level is a significant cost compared to the cost of the current lift which was proportioned for serving three levels. The current lift cannot be

modified to serve more than three levels with out significant cost related to upgrading the existing lift to meet significantly more restrictive code requirements due to the number of levels and height it would be extended to

[] 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.

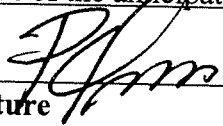
a. _____

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.

In my review of the requirements and the intent of the code, it is my professional opinion that accessibility to the first three levels of the work mezzanine satisfies the intent of the code. Providing accessibility to the new fourth level seems unnecessary and unreasonable since the opportunity for employment for the job function in this work area exist on the first three levels for 75% of the anticipated number of employees.

Signature 

Phillip L. Pryor FL License No. AR94569
Printed Name


Phone number 479-986-4400

(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 28th day of October, 2009

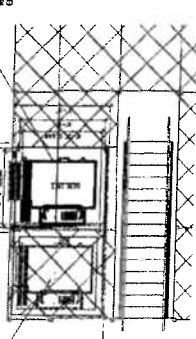

Signature _____

Phillip L. Pryor
Printed Name

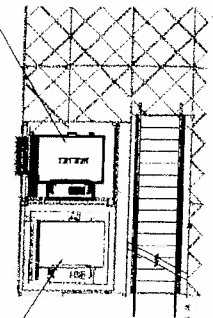
By signing this application, the applicant represents that the information in it is true, accurate and complete. If the applicant misrepresents or omits any material information, the Commission may revoke any order and will notify the building official of the permitting jurisdiction. Providing false information to the Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.

① PLAN KEYED NOTES

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② FOURTH LEVEL LIFT PLAN

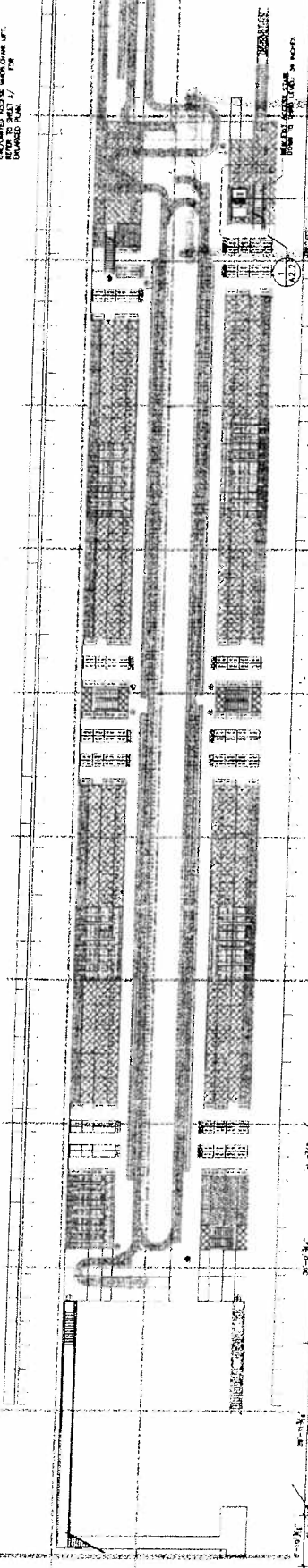


① THIRD LEVEL LIFT PLAN

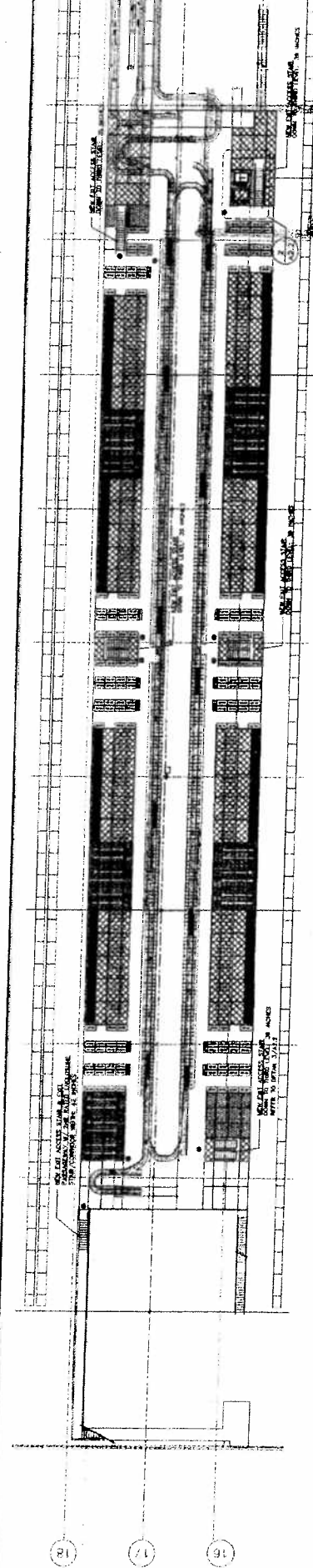
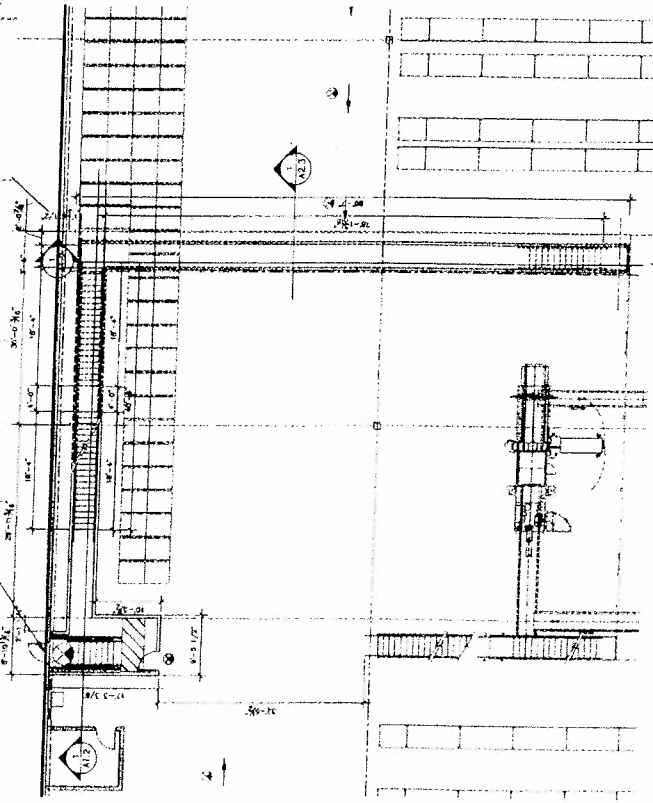
③ LEVEL 3 MEZZANINE PLAN

SEE PLAN ACCESSIBLE LIMITED
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 UNLIMITED ACCESS LIFT

④ LEVEL 4 MEZZANINE PLAN



③ FIRST FLOOR PLAN





DATE: 11-08-00
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: STAPLES
 JOB NO: APM-10916

STAPLES
 THAT WAS BUILT
 WAREHOUSE IMPROVEMENTS
 ORLANDO, FLORIDA
 STAPLES FULFILLMENT CENTER

STAPLES FULFILLMENT CENTER
 ORLANDO, FLORIDA
 WAREHOUSE IMPROVEMENTS

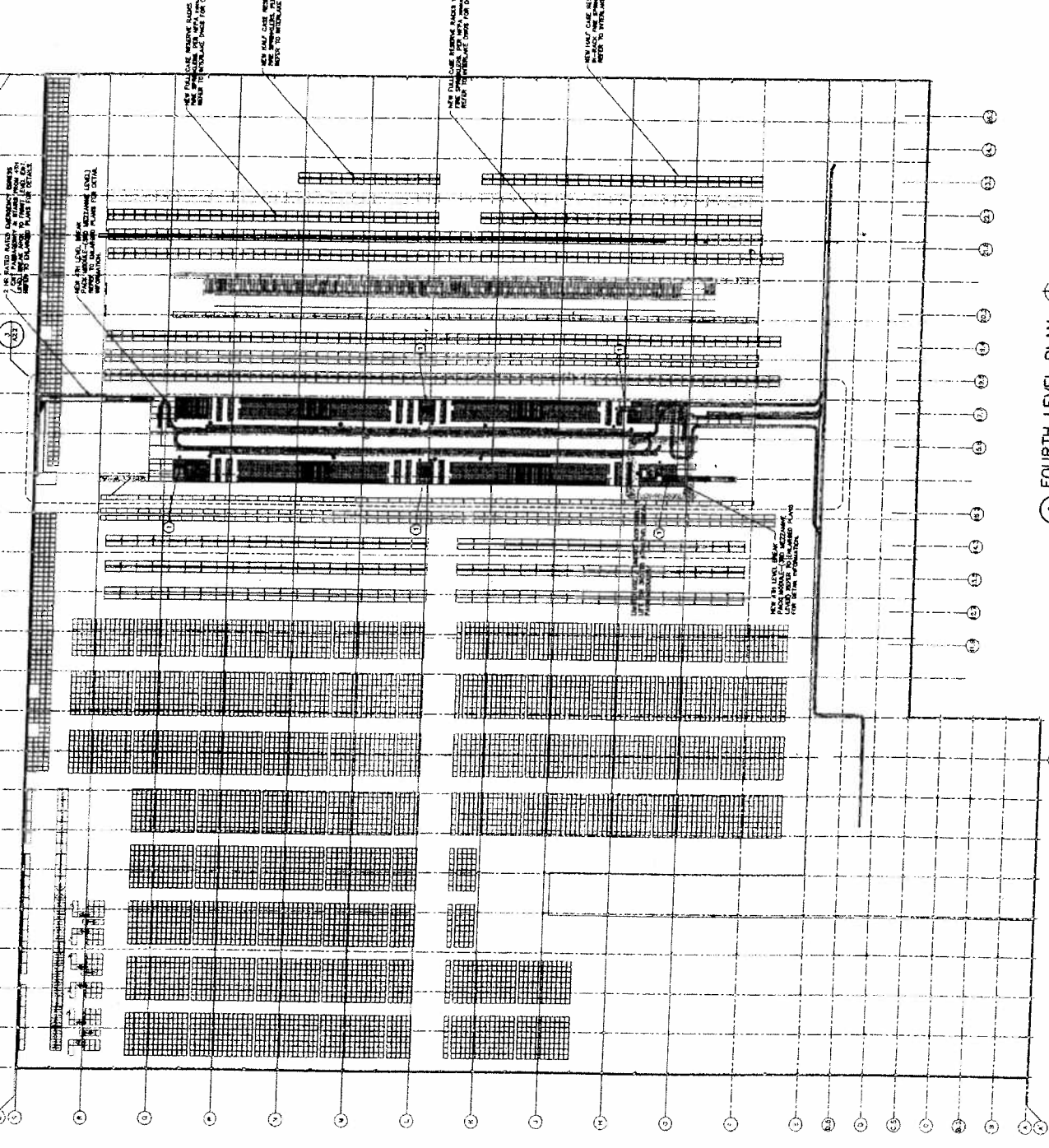
- SYMBOL LEGEND**
- 1. CONCRETE ON GRADE
 - 2. CONCRETE WALL
 - 3. CONCRETE COLUMN
 - 4. CONCRETE BEAM
 - 5. CONCRETE SLAB
 - 6. CONCRETE JOIST
 - 7. CONCRETE GIRDER
 - 8. CONCRETE TRUSS
 - 9. CONCRETE ARCH
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PLAN KEYNOTES

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1 FOURTH LEVEL PLAN

DATE	11-06-08
PROJECT	STAPLES FULFILLMENT CENTER
CLIENT	STAPLES
DESIGNER	PRINCE L. PYLE, AIA, NCARB
DATE	11-06-08
PROJECT	STAPLES FULFILLMENT CENTER
CLIENT	STAPLES
DESIGNER	PRINCE L. PYLE, AIA, NCARB

WAREHOUSE IMPROVEMENTS
ORLANDO, FLORIDA

STAPLES

DATE: 11-06-08
SCALE: AS NOTED
JOB#: A24-10916
PROJECT: STAPLES FULFILLMENT CENTER
CLIENT: STAPLES



GENERAL NOTES

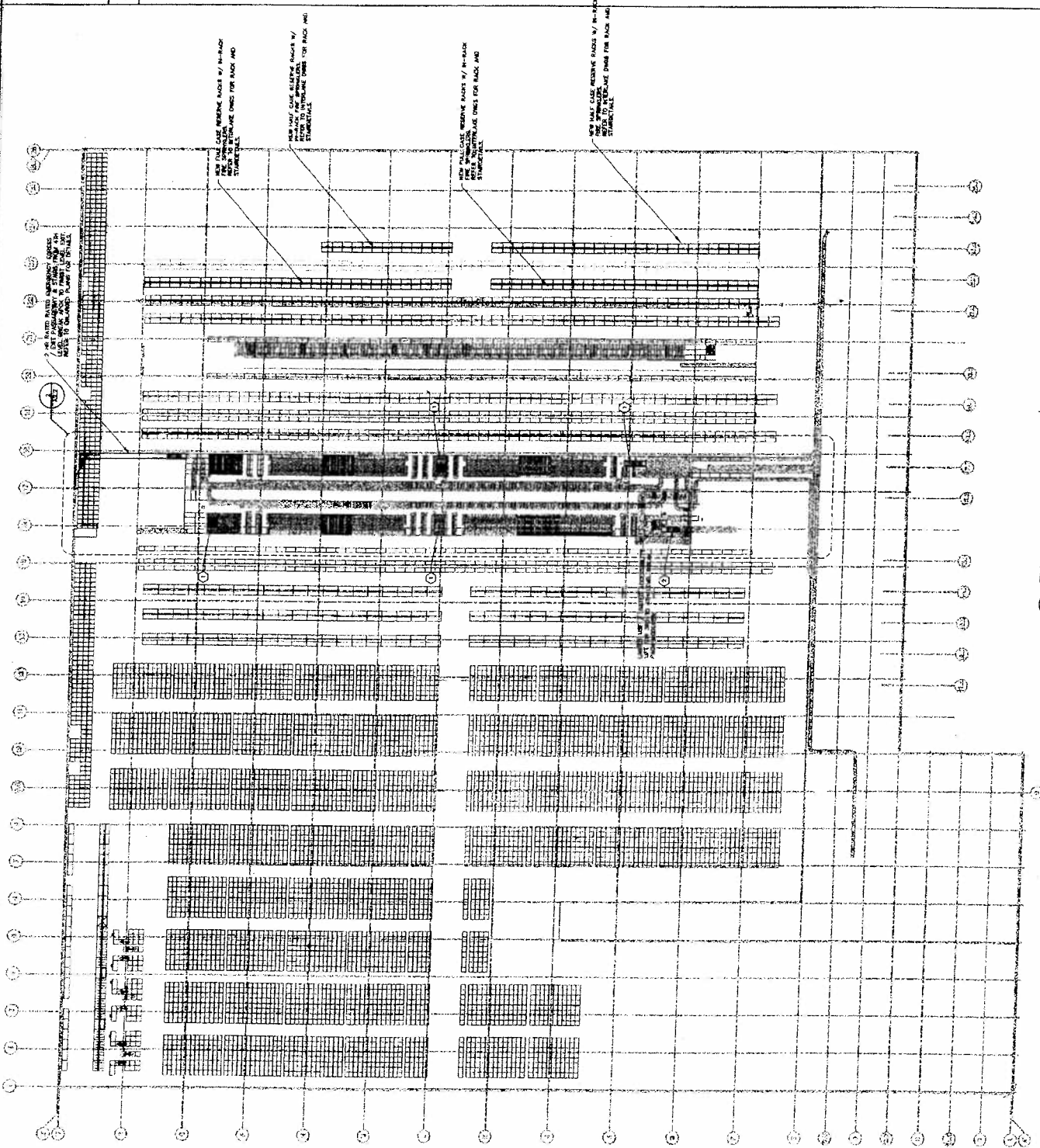
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED PERMITS AND REGULATIONS OF ALL LOCAL JURISDICTIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED PERMITS AND REGULATIONS OF ALL LOCAL JURISDICTIONS.

PLAN KEYNOTES

- REMOVE EXIST. CONCRETE WITH 2" R.F. FOR FINISH FLOOR AND CEILING.

SYMBOL LEGEND

- 1. EXISTING CONCRETE
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- 19. EXISTING CONCRETE
- 20. EXISTING CONCRETE



1 THIS FLOOR PLAN



Professional Engineer by Florida, State of Florida, License No. 12543, Mechanical, dated 11/04/09.

Project: Staples Fullfillment Center
 Date: 11-04-09
 Scale: AS NOTED
 Job: ARM-10016

Drawn by: Ryan, MA, NCARD
 248 East Poplar Street
 Orange, Florida 32767
 Phone: (407) 255-7700
 FAX: (407) 255-7701

STAPLES
 THAT WAS EASY

WAREHOUSE IMPROVEMENTS
 ORLANDO, FLORIDA
 10701 CENTRAL PORT DRIVE

GENERAL NOTES

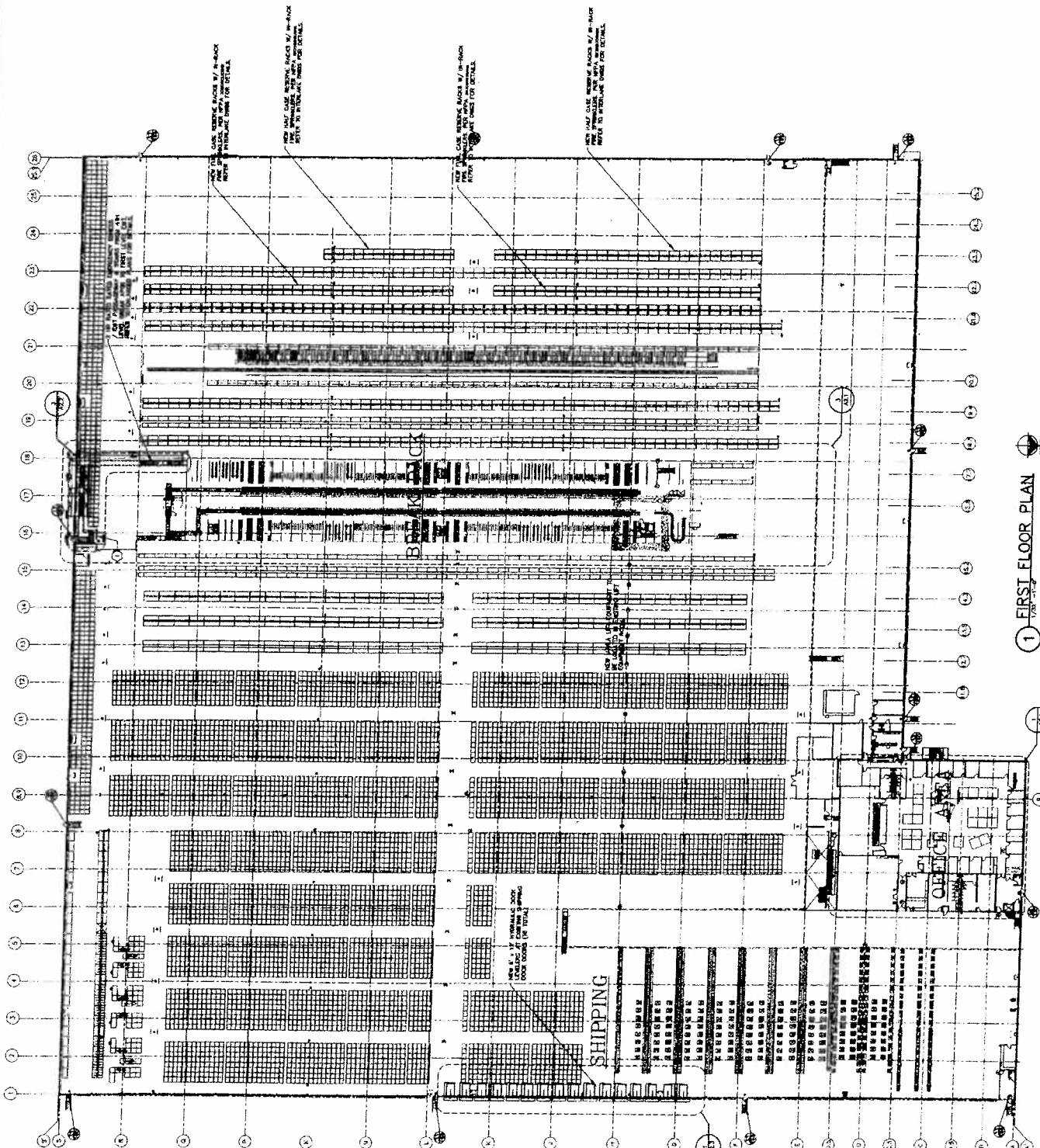
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. REFER TO THE SPECIFICATIONS FOR ALL MATERIALS AND FINISHES.
3. REFER TO THE ARCHITECT'S GENERAL NOTES FOR ALL INFORMATION.

PLAN KEYNOTES

1. WORK SHALL BE IN ACCORDANCE WITH THE PERMITS, LOCAL, STATE AND FEDERAL.

SYMBOL LEGEND

- 1. EXISTING LOT 50
- 2. EXISTING LOT 51
- 3. EXISTING LOT 52
- 4. EXISTING LOT 53
- 5. EXISTING LOT 54
- 6. EXISTING LOT 55
- 7. EXISTING LOT 56
- 8. EXISTING LOT 57
- 9. EXISTING LOT 58
- 10. EXISTING LOT 59
- 11. EXISTING LOT 60
- 12. EXISTING LOT 61
- 13. EXISTING LOT 62
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- 20. EXISTING LOT 69
- 21. EXISTING LOT 70
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- 23. EXISTING LOT 72
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- 26. EXISTING LOT 75
- 27. EXISTING LOT 76
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- 33. EXISTING LOT 82
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- 40. EXISTING LOT 89
- 41. EXISTING LOT 90
- 42. EXISTING LOT 91
- 43. EXISTING LOT 92
- 44. EXISTING LOT 93
- 45. EXISTING LOT 94
- 46. EXISTING LOT 95
- 47. EXISTING LOT 96
- 48. EXISTING LOT 97
- 49. EXISTING LOT 98
- 50. EXISTING LOT 99
- 51. EXISTING LOT 100



1 FIRST FLOOR PLAN



DATE: 11-05-08
 BOOK: AS NOTED
 LOOK: ARM-10918
 PHD L. PETER, P.E., M.A.S.C.E.
 210 East Poydras Street
 New Orleans, Louisiana 70112

STAPLES

WAREHOUSE IMPROVEMENTS
 ORLANDO, FLORIDA
 STAPLES FULFILLMENT CENTER

OCCUPANT LOADS
 100 PER 150 SQ. FT. (AS PER 2010 IBC 1004.1.1)
 100 PER 150 SQ. FT. (AS PER 2010 IBC 1004.1.2)
 100 PER 150 SQ. FT. (AS PER 2010 IBC 1004.1.3)
 100 PER 150 SQ. FT. (AS PER 2010 IBC 1004.1.4)
 100 PER 150 SQ. FT. (AS PER 2010 IBC 1004.1.5)

ALLOWABLE TRAVEL DISTANCE
 150 FEET (AS PER 2010 IBC 1004.1.1)
 150 FEET (AS PER 2010 IBC 1004.1.2)
 150 FEET (AS PER 2010 IBC 1004.1.3)
 150 FEET (AS PER 2010 IBC 1004.1.4)
 150 FEET (AS PER 2010 IBC 1004.1.5)

SYMBOL LEGEND
 (Symbol) 100 PER 150 SQ. FT.
 (Symbol) 100 PER 150 SQ. FT.
 (Symbol) 100 PER 150 SQ. FT.

